



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – 49 to 51 Camden Street

<b>Date:</b>	July 29, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Trinity-Spadina, Ward 20
<b>Reference Number:</b>	Ts2016151te.top.doc

#### SUMMARY

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This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

Alterra Group is constructing a 13-storey building at 49 to 51 Camden Street and requires the closure of the sidewalk and curb lane on Camden Street to complete the proposed development.

Transportation Services is requesting the approval to close the south sidewalk and curb lane on Camden Street.

#### RECOMMENDATIONS

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Transportation Services, Toronto and East York District recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the south side of Camden Street, between Brant Street and a point 58.0 metres west, from September 8, 2016 to June 30, 2018.
2. Rescind the existing "Pay & Display" parking regulation on the north side of Camden Street, between Brant Street and a point 58.0 metres east.
3. Rescind the parking by permit only regulation, 12:01 a.m. to 7:00 a.m., daily at all times on the north side of Camden Street, between Brant Street and a point 58.0 metres east.

4. Enact a "No Stopping, Anytime" restriction on the north side of Camden Street, between Brant Street and a point 58.0 metres east.
5. Enact a "No Stopping, Anytime" restriction on the south side of Camden Street, between Brant Street and a point 32.5 metres east.
6. Direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
7. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
8. Direct that Camden Street be returned to its pre-construction traffic and parking regulations when the project is complete.

### **Financial Impact**

There is no financial impact on the City. Alterra Group is responsible for all costs, including payment of fees to the City for the occupancy of the right of way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$126,000.00.

### **DECISION HISTORY**

City Council, at its meeting on June 14, 2016, adopted Item TE17.6 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 49 to 51 Camden Street.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Alterra Group for a temporary closure of the sidewalk and the curb lane on the south side of Camden Street, between Brant Street and a point 32.5 metres east of Brant Street, from September 8, 2016 to June 30, 2018.

Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 22 months and needs Community Council's approval.

### **COMMENTS**

Camden Street, between Brant Street and Spadina Avenue is local road operating one-way westbound with a pavement width of approximately 7.5 metres. There is no TTC service provided on the Camden Street.

The following parking regulations are in effect on this section of Camden Street:

**North side**

- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday" between Spadina Avenue and Brant Street; and
- "No Parking, Except by Permit, 12:01 a.m. to 7:00 a.m. daily" between Spadina Avenue and Brant Street.

**South side**

- "No Parking, Anytime" between Spadina Avenue and Brant Street.

Developing this property means excavating the entire site to a depth of 17.3 metres. Therefore, the applicant needs a construction staging area within the road allowance in order to construct the building.

If the construction staging area is approved, the westbound curb lane and sidewalk on the south side of Camden Street flanking the site will be closed and pedestrians will be redirected into a protected covered walkway within the closed portion of the westbound curb lane. The remaining width of 4.5 metres will continue to accommodate one lane of traffic.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the north and south side, 58.0 metres and 32.5 metres, respectively. Alterra Group will be responsible for the lost revenue for six "Pay and Display" parking spaces on the north side of the street.

The north side of Camden Street belongs to permit parking area 6E. This area has 99 spaces and 95 permits have been issued, as area based permits may exceed the number of potential spaces by ten percent. The area is at capacity and there is presently a wait list. Six on-street parking spaces would temporarily be removed due to the construction staging area. In order to accommodate the permit holders, Alterra Group has arranged additional permit parking spaces from a private lot in the area for the duration of the construction.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

## **CONTACT**

Ann S. Khan, P. Eng.  
Manager, Traffic Operations  
Toronto and East York District  
Transportation Services  
Telephone: (416) 397-5021  
Fax: (416) 392-1920  
E-mail: [akhan5@toronto.ca](mailto:akhan5@toronto.ca)

## **SIGNATURE**

Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## **LIST OF ATTACHMENTS**

1. Drawing No. 421G-2205, dated Aug 2016

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