



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 90 Niagara Street

Date:	August 25, 2016
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 19
Reference Number:	ts2016170te.top.doc

SUMMARY

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.

Transportation Services is requesting approval to close the north sidewalk and curb lane on Niagara Street.

Fieldgate Homes is constructing a 5-storey building at 90 Niagara Street and requires the closure of the north sidewalk and curb lane on Niagara Street to complete the proposed development.

RECOMMENDATIONS

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 north side of Niagara Street, between Tecumseth Street and a point 69.0 metres east, from October 13, 2016 to June 1, 2017.
2. Rescind the existing parking by permit only regulation, in effect from 12:01 a.m. to 10:00 a.m., daily on the south side of Niagara Street, between Tecumseth Street and a point 69.0 metres east.
3. Rescind the existing "No Parking, Anytime" regulation on the north side of Niagara Street, between Tecumseth Street and a point 69.0 metres east.

4. Rescind the existing "One Hour Parking, 10:00 a.m. to 6:00 p.m. Mon. to Fri." regulation on the south side of Niagara Street, between Tecumseth Street and a point 69.0 metres east.
5. Enact a "No Stopping, Anytime" restriction on the both sides of Niagara Street, between Tecumseth Street and a point 69.0 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 Niagara 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. Fieldgate Homes 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 \$115,000.00.

DECISION HISTORY

City Council, at its meeting on August 25, 2016, adopted Item TE33.6 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 90 Niagara Street.

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 8 months and needs Community Council's approval.

ISSUE BACKGROUND

Transportation Services has received an application from Fieldgate Homes requesting a temporary closure of the north sidewalk and curb lane on Niagara Street, as a construction staging area to complete their work.

COMMENTS

Niagara Street, between Bathurst Street and Tecumseth Street is a local road operating one-way eastbound with a pavement width of approximately 7.4 metres. There is no TTC service provided on Niagara Street.

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

North side

- "No Parking, Anytime" between Portland Street and a point 70 metres south of Adelaide Street.

South side

- "Maximum One-Hour Parking, 10:00 a.m. to 6:00 p.m., Monday to Friday, between Wellington Street West and Bathurst Street; and
- "No Parking, Except by Permit, 12:01 a.m. to 7:00 a.m. daily" Bathurst Street and Richmond Street West (south branch).

Developing this property means excavating the entire site to a depth of 6.23 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 eastbound curb lane and sidewalk on the north side of Niagara Street flanking the site will be closed and pedestrians will be redirected into a protected covered way 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 both sides of Niagara Street, between Tecumseth Street and a point 69.0 metres east.

The south side of Niagara 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. Eight on-street parking spaces would temporarily be removed due to the construction staging area. In order to accommodate the permit holders, Fieldgate Homes 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

SIGNATURE

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

LIST OF ATTACHMENTS

1. Drawing No. 421G-2246, dated September 2016