



STAFF REPORT ACTION REQUIRED

Construction Staging Area – Roxborough Street East

Date:	September 12, 2016
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	ts2016171te.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.

Buttcon Limited is constructing a 6-storey commercial and condominium at No. 1027 Yonge Street. They need to close the south sidewalk and south curb lane on Roxborough Street East in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the south side of Roxborough Street East, between a point 4.2 metres east of Yonge Street and a point 49.6 metres further east, from October 1, 2016 to December 31, 2017.
2. Approve the removal of the existing Pay & Display parking regulation on the south side of Roxborough Street East, between Yonge Street and a point 41 metres east, from October 1, 2016 to December 31, 2017.
3. Enact a "No Stopping Anytime" restriction on the south side of Roxborough Street East, between Yonge Street and a point 49.6 metres east, from October 1, 2016 to December 31, 2017.

4. 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.
5. 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.
6. Direct that Roxborough Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. Buttcon Limited, are 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 \$48,000.00.

DECISION HISTORY

Committee of Adjustments, at its meeting held on September 9, 2015 issued a Notice of Decision regarding File Number A0686/15TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 1027 Yonge Street finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

ISSUE BACKGROUND

Transportation Services has received an application from Buttcon Limited for a temporary closure of the sidewalk and curb lane on the south side of Roxborough Street East, between a point 4.2 metres east of Yonge Street and a point 49.6 metres further east of Yonge Street, from October, 2016 to December 31, 2017.

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 15 months and requires Toronto and East York Community Council's approval.

COMMENTS

Roxborough Street East, between a point 4.2 metres east of Yonge Street and a point 49.6 metres further east of Yonge Street, is a 8.8 metre wide roadway and has two-way traffic operation. The south side of the street is regulated by "Pay & Display" parking and a "No Stopping Anytime" restriction. The north side of the street is regulated by "No Parking Anytime" and "No Stopping Anytime" restrictions.

Developing this property means excavating the entire site. 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 south side of Roxborough Street East flanking the site will be closed. Pedestrians will be

redirected to the north side of Roxborough Street East. The remaining width of 7.0 metres will continue to accommodate two way traffic.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the south side of Roxborough Street East, between a point 4.2 metres east of Yonge Street and a point 49.6 metres further east of Yonge Street, from October 1, 2016 to December 31, 2017. Buttcon Limited will be responsible for the lost revenue for 4 "Pay and Display" parking spaces on the south side of the street. Impacts on traffic will be minimal.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-2231, dated August, 2016