Construction Staging Area – Huron Street (231 College Street)

Date: May 16, 2017  
To: Toronto and East York Community Council  
From: Acting Director, Transportation Services, Toronto and East York District  
Wards: Ward 20, Trinity-Spadina

**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.

Shiupong (231 College) Limited is constructing a 17-storey residential condominium building at 231 College Street. The site is located in the south-east quadrant of College Street and Huron Street. The construction staging area will be setup within the existing boulevard allowance on Huron Street and College Street. Pedestrians will be directed to a covered walkway within the closed boulevard allowance.

Transportation Services is requesting approval to adjust parking regulations on the east side of Huron Street flanking the site for a period of 19 months.

**RECOMMENDATIONS**

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council rescind the existing "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" regulation on the east side of Huron Street, between College Street and Baldwin Street from June 19, 2017 to December 31, 2018.

2. Toronto and East York Community Council enact the "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" regulation on the east side of Huron Street, between a point 61.5 metres south of College Street and Baldwin Street.
3. Toronto and East York Community Council enact a "No Stopping, Anytime" regulation on the east side of Huron Street, between College Street and a point 61.5 metres south.

4. Toronto and East York Community Council 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. Toronto and East York Community Council 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. Toronto and East York Community Council direct that Huron Street be returned to its pre-construction traffic regulations when the project is completed.

**FINANCIAL IMPACT**

There is no financial impact on the City. Shiupong (231 College) Limited 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 term of the closure, these fees will be approximately $40,000.00.

**DECISION HISTORY**

City Council, at its meeting on August 25, 2014, adopted item TE34.9 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 231-237, College Street, and 177-189 Huron Street.

**COMMENTS**

A 17-storey residential condominium building will be constructed at 231 College Street by Shiupong (231 College) Limited. The site is bounded by College Street to the north, existing institutional uses to the east, existing residential uses to the south and Huron Street to the west.

The development will consist of 142 residential dwelling units along with 4 retail units and a two-level underground parking garage. Vehicular access to the site will be provided from Huron Street.

Based on the information provided by the applicant, the entire site will be excavated lot line to lot line. In order to continue with construction of the development, construction staging areas will be set up within the boulevard allowance on the east side of Huron Street and south side of College Street.

Huron Street, between Cecil Street and College Street, is a local roadway and operates one-way southbound on an average pavement width of 7.4 metres. There is no TTC service on the subject section of Huron Street.
The following parking regulation are in effect on the subject section of Huron Street:

East 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 College Street and Baldwin Street;
- "Permit parking, 12:00 a.m. to 7:00 a.m." between College Street and Baldwin Street.

West side:

- "No Parking, Anytime" between College Street and Baldwin Street.

Construction staging operations on Huron Street will take place within the existing boulevard allowance. Pedestrian operations will be maintained within a 1.5 metre wide covered walkway. With the proposed construction staging area in place, vehicular traffic operations on Huron Street will remain unchanged.

Three on-street permit/"Pay & Display" parking spaces located on the east side of Huron Street will be removed to facilitate construction vehicles accessing and egressing the site and prevent any potential conflicts with the on-street parked vehicles. Shiupong (231 College) Limited will be responsible for the lost revenue of these three "Pay & Display" parking spaces. Furthermore, the east side of Huron Street belongs to permit parking area 6D. This area has 537 parking spaces available and 326 parking permits have been issued as of March 28, 2017. The removal of three permit parking spaces will not adversely affect the available parking spaces in the area for overnight permit parking holders.

To enhance traffic flow around the construction zone, stopping will be prohibited at all times on the east side of Huron Street, between College Street and a point 61.5 metres south.

Construction staging operations on College Street will take place within the existing boulevard allowance. Pedestrian operations will be maintained within a 2.1 metre wide covered walkway. With the proposed construction staging area in place, existing traffic operations on College Street will remain unchanged. To enhance traffic flow around the construction zone, the existing "No Stopping, Anytime" restriction on both sides of College Street, between Spadina Avenue and Bay Street, will remain in effect.

The proposed construction staging areas for the development will not have any significant impacts on traffic operations at the intersection of College Street and Huron Street. Transportation Services is satisfied that Shiupong (231 College) Limited has looked at all options to alleviate congestion at this location.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Huron Street and College Street are not expected to conflict with the City's capital works projects.
Councillor Joe Cressy has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2460, dated March 2017

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231 COLLEGE ST: PROPOSED CONSTRUCTION STAGING AREA

T.J.A.

DWG. NO. 421G-2460 MAY, 2017 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT

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