

Construction Staging - 112 Parliament Street

Date: December 09, 2016
To: Toronto and East York, Community Council
From: Acting Director, Transportation Services Toronto and East York District
Wards: Ward 28, Toronto Centre - Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Parliament Street, City Council approval of this report is required.

Transportation Services is requesting approval to close the sidewalk and curb lane on the west side of Parliament Street in order for Berkeley Parliament Development Limited Partnership to do their work for constructing a 21-storey condominium building at 112 Parliament Street, between Worts Lane and Adelaide Street East.

RECOMMENDATIONS

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

1. City Council approve the closure of the sidewalk and the south bound curb lane on the west side of Parliament Street, between Adelaide Street East and Worts Lane from January 17, 2017 to May 31, 2018.
2. City Council approve the removal of the existing "No Parking Anytime" regulation on the west side of Parliament Street, between Adelaide Street East and Worts Lane.
3. City Council approve the removal of the existing "No Stopping", 7:00 a.m. to 9:00 a.m. Monday to Friday, except Public Holidays" restriction on the west side of Parliament Street, between Adelaide Street East and Worts Lane.
4. City Council approve the removal of the existing "Pay and Display" regulation on the west side of Parliament Street, between Adelaide Street East and Worts Lane.
5. City Council approve the implementation of a "No Stopping Anytime" restriction on the west side of Parliament Street, between Adelaide Street East and Worts Lane, from January 17, 2017 to May 31, 2018.

6. City 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.

7. City 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.

8. City Council direct that Parliament 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. Berkeley Parliament Development Limited Partnership 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 \$71,000.00.

DECISION HISTORY

City Council at its meeting on May 5, 6 and 7, 2015, amended Zoning By-law 438-86, for the lands at 93 and 95 Berkeley Street and 112, 114, 116, 118, 120, 122 and 124 Parliament Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (March 25, 2015) from the Director, Community Planning, Toronto and East York District.

COMMENTS

Parliament Street, between Worts Lane and Adelaide Street East, is 15 metres wide and operates two-way with two lanes in the northbound direction and two lanes in the southbound direction.

The development site is bounded by Parliament Street to the east, Berkeley Street to the west, Adelaide Street East to the south and Richmond Street East to the north. 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. The developer has submitted a proposal to close the sidewalk and curb lane on the west side of Parliament Street in order to do their work

Transportation Services had requested Berkeley Parliament Development Limited Partnership to submit a Traffic Impact Study to identify any delays in traffic if the proposed staging application is granted.

The study identified that there would be minor impacts on southbound travel times along the Parliament Street corridor from Richmond Street East to Adelaide Street East. Relative to the existing conditions, the southbound through movement is anticipated to operate with an average increase in delay of approximately three seconds during the weekday morning peak hour and four seconds during the weekday afternoon peak hour.

Comparatively, the contemplated lane closure would not be anticipated to have any impact on northbound traffic along this segment of Parliament Street.

If the proposed construction staging area is approved, the southbound curb lane and sidewalk on the west side of Parliament Street fronting the site will be closed and a protected covered pedestrian walkway will be established within the closed southbound curb lane. Traffic on Parliament Street West will be reduced to the two existing northbound lanes and one existing southbound passing lane.

Seven Pay and Display parking spaces will have to be removed on the west side of the street. The applicant will be responsible for paying the lost revenue to the Toronto Parking Authority. The removal of these parking spaces will not adversely affect the available parking spaces in the area for overnight permit parking holders.

Based on the information provided, Transportation Services is satisfied that the developer has looked at all options to alleviate congestion at this location.

The T.T.C. operates the 65/365 Parliament bus route on Parliament Street.

Councillor Pam McConnell and TTC have been advised of the recommendations of this staff report.

CONTACT

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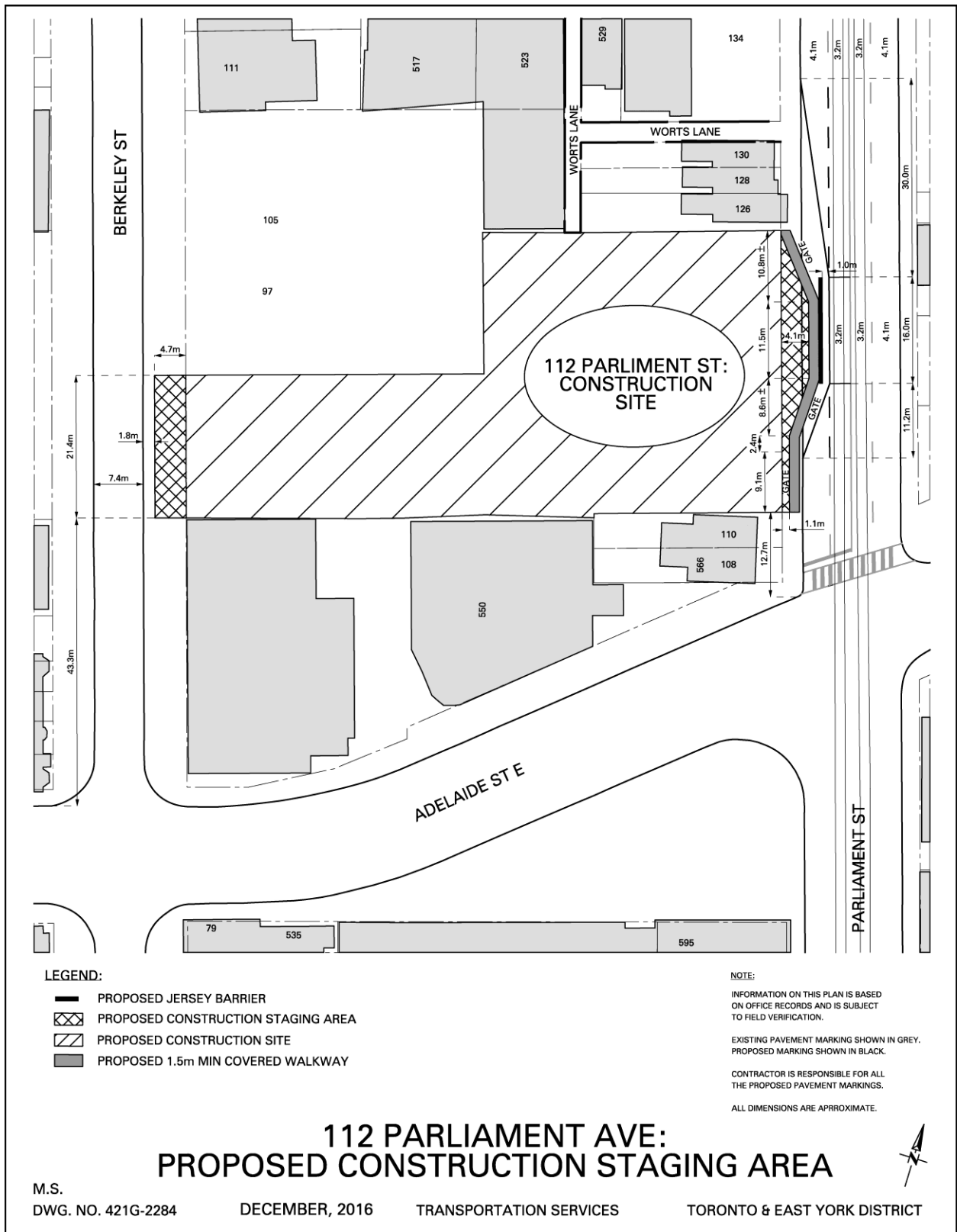
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2284, dated December 2016

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Construction Staging Area Parliament Street