

Parking Amendments - McCaul Street

Date: January 29, 2018
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

SUMMARY

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

Deltera Incorporated is constructing a mixed-use development consisting of a 3-storey art gallery and a 14-storey residential building at 40-60 McCaul Street. The site is bounded by Grange Road to the north, McCaul Street to the east, Stephanie Street to the south and St. George the Martyr Anglican Church (197 John Street) to the west.

Transportation Services is requesting approval to amend the parking regulations on the west side of McCaul Street, between Grange Road and Stephanie Street. The proposed changes will ensure safe and efficient inbound and outbound manoeuvres of heavy construction delivery vehicles at the site access on McCaul Street.

RECOMMENDATIONS

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

1. City Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m., daily, on the west side of McCaul Street, between Grange Road and a point 30 metres south, from April 1, 2018 to May 31, 2019.
2. City Council rescind the parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, on the west side of McCaul Street, between Grange Road and a point 30 metres south, from April 1, 2018 to May 31, 2019.
3. City Council prohibit stopping at all times on the west side of McCaul Street, between Grange Road and a point 30 metres south, from April 1, 2018 to May 31, 2019.
4. Toronto and East York Community Council direct the applicants 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 applicants 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 McCaul 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. Deltera Incorporated is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way and installation of parking signage.

DECISION HISTORY

City Council, at its meeting on March 10, 2016 adopted Item TE14.20 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 40 - 60 McCaul Street and 10 Stephanie Street.

COMMENTS

A mixed-use development will be constructed by Delterra Incorporated at the lands municipally known as 40-60 McCaul Street. The site is bounded by Grange Road to the north, McCaul Street to the east, Stephanie Street to the south and St. George the Martyr Anglican Church (197 John Street) to the west.

The proposed development will consist of a 3-storey art gallery on the northern portion of the site. A 14-storey building containing 189 dwelling units and ground level retail will be constructed on the southern portion of the site. A two-level underground parking garage with vehicular access from Stephanie Road will be constructed to meet the parking demands for the development.

Based on the information provided by the developer, the underground structure of the development is being constructed at the time of this report. Construction activities of the development are expected to be completed by May 31, 2019.

The construction staging areas for the development will be setup within the existing boulevard allowance on Stephanie Street, Grange Road and McCaul Street. Existing pedestrian and vehicular operations on the aforementioned roadways will remain unchanged. Access/egress points to the site during construction will be provided on Stephanie Street and McCaul Street.

Based on the review of the location of the site access/egress points, it was determined that removal of a few on-street parking spaces on Stephanie Street and McCaul Street will be required to allow construction delivery vehicles (tractor-trailer units and concrete trucks) to access the site. Furthermore, the removal of these parking spaces will avoid any potential conflicts between the delivery truck turning manoeuvres and on-street parked vehicles.

Amendments to the existing parking regulations on McCaul Street and Stephanie Street will be required to facilitate the removal of the on-street parking spaces. The matters related to parking amendments on Stephanie Street require approval from the Toronto and East York Community Council and are discussed in a companion report "Parking Amendments - Stephanie Street". Therefore, only the matters related to parking amendments on McCaul Street are discussed in this report.

McCaul Street, in the vicinity of the site, is a north-south collector roadway and consists of a four-lane (two northbound and two southbound) cross-section. The Toronto Transit Commission (TTC) service on McCaul Street is provided by the "502 Downtowner" streetcar, which operates in the median lanes on a shared right-of-way with general traffic.

The following parking regulations are in effect on the subject section of McCaul Street:

West Side:

- "Maximum One-hour Parking, 8:00 a.m. to 6:00 p.m., daily", between Renfrew Place and College Street.
- "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 Renfrew Place and Grange Road.
- "Permit Parking, 12:01 a.m. to 7:00 a.m., daily", between Queen Street West and Dundas Street West.

East Side:

- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday", between a point 85.3 metres north of Renfrew Place and a point 30.5 metres south of Dundas Street West.
- "Permit Parking, 12:01 a.m. to 7:00 a.m., daily", between Queen Street West and Dundas Street West.

Based on the review of delivery truck turning manoeuvre diagrams, it was determined that three on-street parking spaces located on the west side of McCaul Street, between a point 13 metres south of Grange Road and a point 17 metres further south, will need to be removed. Such removal will allow the construction delivery vehicles (tractor-trailer units and concrete trucks) to access the site and also avoid any conflict between the inbound and outbound truck turning movements and on-street parked vehicles.

Furthermore, the west side of McCaul Street belongs to permit parking area 6D. This area has 522 parking spaces available and 334 parking permits have been issued as of

January 25, 2018. Although, there is demand for permit parking spaces on McCaul Street, the removal of three permit parking spaces will not significantly affect the available parking spaces in the area for overnight permit parking holders.

In order to facilitate safe and efficient inbound and outbound turn manoeuvres at the site access/egress point on McCaul Street, it is recommended that stopping be prohibited at all times on the west side of McCaul Street, between Grange Road and a point 30 metres south.

The proposed parking amendments will not negatively impact TTC service on McCaul Street. All existing TTC bus stops will be maintained.

The above mentioned parking amendments will result in the loss of three on-street parking spaces on the west side of McCaul Street abutting the site. The developer will be responsible for paying the lost revenue of the parking spaces on McCaul Street.

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

CONTACT

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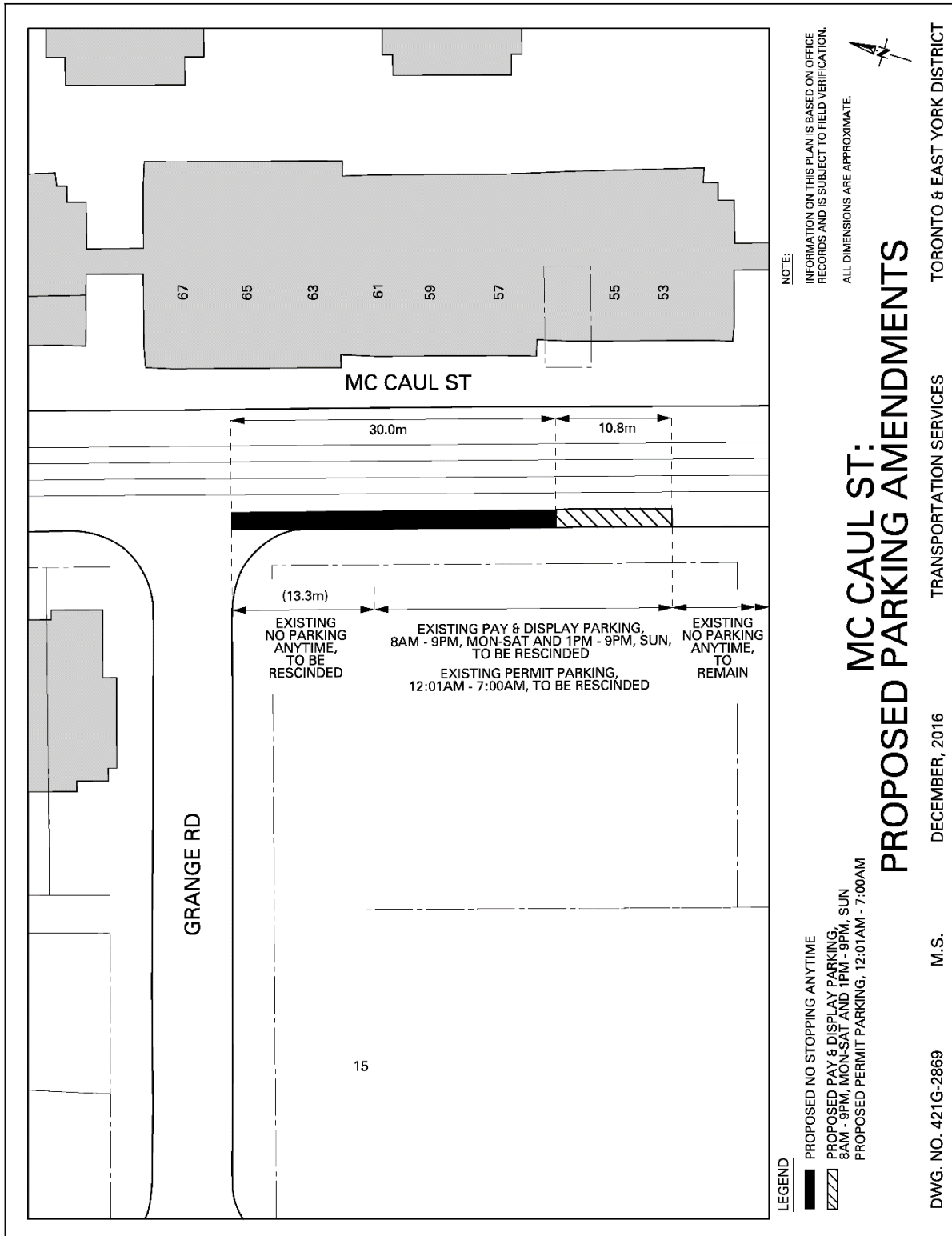
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2869, dated January, 2018

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McCaul Street: Parking Amendments