

Parking Amendments - Stephanie 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

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.

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 existing parking regulations on Stephanie Street, between McCaul Street and St. Patrick Square. The proposed parking amendments will allow construction delivery vehicles to access the site through Stephanie Street and also avoid any potential conflicts between the construction delivery vehicles and on-street parked vehicles.

The parking amendments are also requested to establish a temporary commercial loading zone for the St. George the Martyr Anglican Church.

RECOMMENDATIONS

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

1. Toronto and East York Community Council rescind the existing parking prohibition in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the north side of Stephanie Street, between McCaul Street and a point 48.5 metres west, from March 1, 2018 to May 31, 2019.
2. Toronto and East York Community Council prohibit stopping at all times on the north side of Stephanie Street, between McCaul Street and a point 33.5 metres west, from March 1, 2018 to May 31, 2019.

3. Toronto and East York Community Council designate a commercial loading zone to operate at all times, on the north side of Stephanie Street, between a point 33.5 metres west of McCaul Street and a point 15 metres further west, from March 1, 2018 to May 31, 2019.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the south side of Stephanie Street, between McCaul Street and St. Patrick Square, from March 1, 2018 to May 31, 2019.
5. Toronto and East York Community Council prohibit stopping at all times on the south side of Stephanie Street, between a point McCaul Street and St. Patrick Square, from March 1, 2018 to May 31, 2019.
6. 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.
7. 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.
8. Toronto and East York Community Council direct that Stephanie 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 Deltera 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 a 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 Stephanie Street and McCaul Street will be required to facilitate the removal of the on-street parking spaces. The matters related to parking amendments on McCaul Street require approval from the City Council and are discussed in a companion report "Parking Amendments - McCaul Street". Therefore, only the matters related to parking amendments on Stephanie Street are discussed in this report.

Stephanie Street, in the vicinity of the site, is a local roadway that operates one-way eastbound. There is no TTC bus service on this section of the roadway.

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

North Side:

- "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday", between McCaul Street and John Street; and
- Maximum three-hour time limit parking at all other times, where permitted (unsigned, statutory).

South Side:

- "No Parking, Anytime", between McCaul Street and John Street.

Based on the review of delivery truck turning manoeuvre diagrams, it was determined that four on-street parking spaces located on the north side of Stephanie Street, between McCaul Street and a point 33.5 metres west, will need to be removed. Such removal will allow the construction delivery vehicles (concrete trucks) to access the site

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and also avoid any conflict between the outbound delivery truck turning movements and on-street parked vehicles.

The private laneway located in the south-west corner of the subject site provides access to the St. George the Martyr Anglican Church's parking lot. The Church has an easement over this private laneway. The loading and unloading operations for the Church are undertaken at the parking lot. A full closure of the private laneway will be required for the duration of construction to accommodate construction access/egress point on Stephanie Street.

As a result of this private laneway closure, loading and unloading operations for the Church will be accommodated on Stephanie Street. A commercial loading zone will be designated on the north side of Stephanie Street, between a point 33.5 metres west of McCaul Street and a point 15 metres further west. The subject commercial loading zone will result in the loss of two on-street parking spaces on the north side of Stephanie Street, between a point 33.5 metres west of McCaul Street and a point 15 metres further west.

In order to facilitate safe and efficient inbound and outbound turn manoeuvres at the site access/egress point on Stephanie Street, it is recommended that stopping be prohibited all times on the north side of Stephanie Street, between McCaul Street and a point 33.5 metres west. In addition, stopping will be prohibited on the south side of Stephanie Street, between McCaul Street and St. Patrick Square.

The above mentioned parking amendments will result in the loss of six on-street parking spaces on the north side of Stephanie Street between McCaul Street and a point 48.5 metres west. The developer will be responsible for paying the lost revenue of the parking spaces on Stephanie Street.

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

CONTACT

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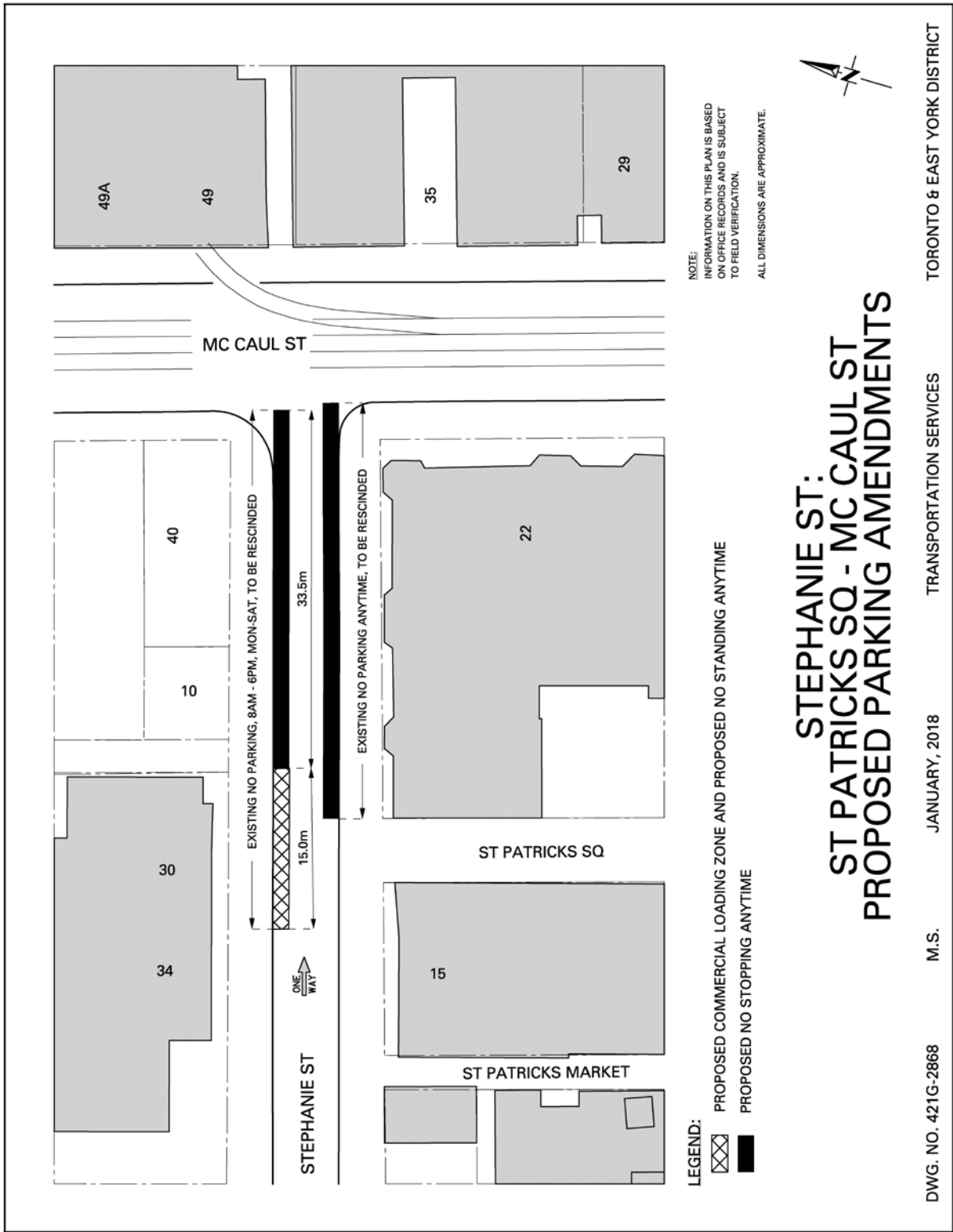
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2868, dated January, 2018

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Stephanie Street: Proposed Parking Amendments