

Additional Parking Amendments – Construction Staging Area - 158 Front Street East

Date: September 24, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

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.

FMC Front Street Developments Inc., is constructing a 26-storey residential condominium building with 482 dwelling units at 158 Front Street East. The site is bounded by existing residential and commercial uses to the north, Sherbourne Street to the east, Front Street East to the south and Frederick Street to the west.

Transportation Services is recommending amendments to the existing parking regulations on the north side of Front Street East, between Sherbourne Street and Frederick Street, in order to facilitate safe and efficient inbound and outbound manoeuvres of heavy vehicles at the new site access/egress points.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that during construction until April 30, 2021:

1. Toronto and East York Community Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the north side of Front Street East, between Sherbourne Street and Frederick Street.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the north side of Front Street East, between Sherbourne Street and Frederick Street.
3. Toronto and East York Community Council prohibit stopping at all times on the north side of Front Street East, between Sherbourne Street and Frederick Street.

4. Toronto and East York Community Council direct that Front 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.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on January 16, 2018 adopted as amended Item TE29.48 and in doing so, approved the closure of the sidewalk and a 4.7 metres wide portion of the northbound lane on the east side of Frederick Street, between Front Street East and a point 44.2 metres north and the provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from January 24, 2018 to April 30, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.48>

COMMENTS

A 26-storey residential development is currently being constructed by FMC Front Street Developments Inc. at 158 Front Street East. The site is bounded by existing residential and commercial uses to the north, Sherbourne Street to the east, Front Street East to the south and Frederick Street to the west.

Front Street East, in the vicinity of the site is an east-west major arterial roadway and consists of a four-lane (two eastbound and two westbound) cross-section. There is no TTC service on the subject section of Front Street East. Existing parking regulations on Front Street East are as follows:

North Side:

- No stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays a.m. between Jarvis Street and Parliament Street; and
- Parking machines operate 9:00 a.m. to 9:00 p.m., Monday to Saturday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, between Jarvis Street and Sherbourne Street.

South Side:

- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays between Jarvis Street and Parliament Street; and
- Parking machines operate 8:00 a.m. to 4:00 p.m., and 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, between Jarvis Street and Sherbourne Street.

The construction of the development is currently in progress. Based on the information provided by the developer, two man and material hoists will be installed on the eastern and western portions of the site to facilitate construction activities. Three additional gates will be installed on the north side of Front Street East, abutting the site, to facilitate material deliveries to the man and material hoists.

Based on the review of turn manoeuvre diagrams, heavy vehicle manoeuvres at the site access/egress points were determined to be in conflict with the existing parking spaces on north side of Front Street East, between Sherbourne Street and Frederick Street. Therefore, in order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that the existing parking machine spaces on the subject section of Front Street East be temporarily amended.

The subject parking amendment will result in the loss of four parking machine spaces on the north side of Front Street East. The applicant will be responsible for paying the lost revenue for these four parking spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north side of Front Street East, between Sherbourne Street and Frederick Street. The existing parking regulations on the south side of the street will remain in effect.

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

CONTACT

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SIGNATURE

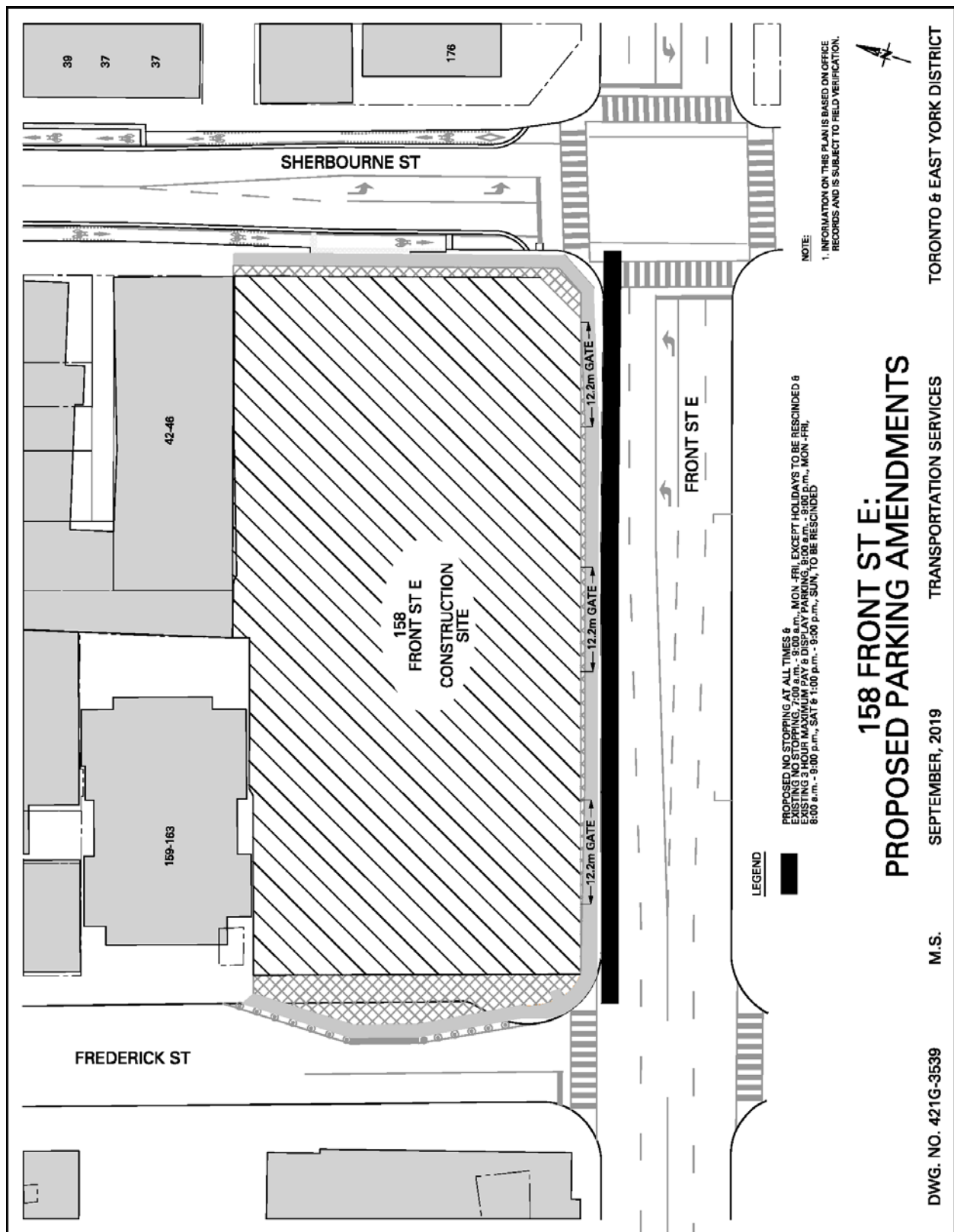
Roger Browne, M.A.Sc., P.Eng.
Acting Director,
Traffic Management, Transportation Services

ATTACHMENTS

1. Drawing No. 421G-3539 dated September 2019

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