



## STAFF REPORT ACTION REQUIRED

### Nelson Street - Lane Closure for Construction

<b>Date:</b>	June 11, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Trinity-Spadina, Ward 20
<b>Reference Number:</b>	Ts07149te.top.doc

#### SUMMARY

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This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. Tucker Hirise Incorporated is building a 16-storey condominium at 11 Nelson Street, on the south side of Nelson Street, between Simcoe Street and Duncan Street, which will require excavation extending to the property lines, making it impossible to construct this project entirely from private property. For this reason, Transportation Services must close the south sidewalk and curb lane for the duration of the project (33 months).

#### RECOMMENDATIONS

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**Transportation Services recommends that Toronto and East York Community Council approve the following actions:**

1. close the sidewalk and curb lane on the south side of Nelson Street from a point 33 metres west of Simcoe Street to a point about 109 metres further west from June 2007 to February 2010;
2. during this period, replace the existing parking regulations on the south side of Nelson Street from a point 36.6 metres west of Simcoe Street to a point 17 metres east of John Street with no stopping anytime and on the north side of Nelson Street from Simcoe Street to Duncan Street with no standing anytime; and
3. return Nelson Street to its pre-construction traffic and parking regulations when the project is completed.

## **Financial Impact**

There is no financial impact on the City. Tucker Hirise Incorporated will bear the costs.

## **ISSUE BACKGROUND**

Transportation Services has received an application from Tucker Hirise Incorporated for this temporary lane closure. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 33 months and needs Toronto and East York Community Council's approval.

## **COMMENTS**

Nelson Street operates two-way with one lane of traffic in each direction on a road width of 9.1 metres. There is a coach bus waiting area on the north side and parking is prohibited from 8:00 am to 6:00 pm on the south side. If the construction staging area is approved, Nelson Street, from a point 33 metres west of Simcoe Street to a point about 109 metres further west, will be narrowed to a road width of 6 metres, enough to maintain two-way traffic.

## **Reasons for the partial road closure**

Developing this property means excavating the entire site to a depth of five stories for underground parking. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the south side of Nelson Street. Nelson Street will keep operating two-way with a pedestrian walkway on the north side of the street.

## **CONTACT**

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## **SIGNATURE**

Andrew Koropeski, P.Eng.  
Director, Transportation Services

## **ATTACHMENTS**

Drawing No. 421F-8888, dated June, 2007

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