



**STAFF REPORT
ACTION REQUIRED**

Balmuto Street - Pedestrian Walkway Closure for Construction

Date:	March 10, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts08051te.top.doc

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

Tucker Hi-Rise Construction Inc. is building a 34-storey condominium at 7-21 Balmuto Street. PIAGGA Limited is building a 48-storey condominium at 35 Balmuto Street. Both developers are having difficulty with construction staging due to narrow staging areas. For this reason, Transportation Services must close the pedestrian walkway on the east side of Balmuto Street for 24 months.

RECOMMENDATIONS

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

1. Close the pedestrian walkway on the east side of Balmuto Street, between a point 52.4 metres north of Charles Street West and a point 41.0 metres south of Bloor Street West for 24 months, from April 9, 2008 to March 31, 2010.

Financial Impact

There is no financial impact on the City. Tucker Hi-Rise Construction Inc. and PIAGGA Limited will bear the costs.

DECISION HISTORY

Toronto and East York Community Council, at its meeting of May 29, 2007, in considering Item TE6.51, among other things, approved the lane and sidewalk closure for construction of a 48-storey condominium at 35 Balmuto Street.

Toronto and East York Community Council, at its meeting of June 26, 2007, in considering Item TE7.59, among other things, approved the lane and sidewalk closure for construction of a 34-storey condominium at 7-21 Balmuto Street.

ISSUE BACKGROUND

Transportation Services has received applications from Tucker Hi-Rise Construction Inc. and PIAGGA Limited to close the pedestrian walkways adjacent to their neighbouring construction staging areas to continue construction of these developments. 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 24 months and needs Community Council's approval.

COMMENTS

Both of these developers have stated that the limited width of their approved construction staging areas will be difficult for receiving and offloading construction materials. The existing staging areas are 3.9 metres wide from the edge of the building excavation to the edge of the pedestrian walkway. The two staging areas result in one continuous pedestrian walkway. The 1.5 metre wide walkway will provide the additional width required to safely receive deliveries of building materials within the staging area. Also, the site at 7-21 Balmuto Street needs to occupy part of the temporary pedestrian walkway to erect a temporary hydro platform for their site.

The adjacent property owners have all been advised in writing of the proposed pedestrian walkway closure on the east side of Balmuto Street. No complaints have been received on this matter to date. Councillor Kyle Rae's office has also been advised of the proposal.

Since the pedestrian walkway closure is 52.4 metres north of Charles Street East and 41.0 metres south of Bloor Street East, pedestrians will be able to safely cross Balmuto Street at these intersections and use the sidewalk on the west side of Balmuto Street. The applicants will be required to place signage at each end of Balmuto Street to direct pedestrians to the west side. TTC does not operate transit service on this portion of Balmuto Street.

CONTACT

Bryan Muir, A.Sc.T., Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: (416) 397-4588
Fax: (416) 392-8504
e-mail: bmuir@toronto.ca

SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-9226, dated March, 2008

P:\2008\Cluster B\TRA\Toronto and East York District\TOP\ts08051te.top.doc – cag