



**STAFF REPORT
ACTION REQUIRED**

Scollard Street - Lane and Sidewalk Closure for Construction

Date:	April 16, 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:	Ts08075te.top.doc

SUMMARY

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

Menkes Developments Ltd. is building a 52-storey hotel/condominium and a 26-storey condominium at 50 Yorkville Avenue. For this reason, Transportation Services must close the sidewalk and curb lane on the south side of Scollard Street for 50 months.

Transportation Services must also close the east sidewalk and northbound curb lane of Bay Street on the flank of the property for 21 months. This issue is dealt with in a companion report “Bay Street – Lane and Sidewalk Closure for Construction” requiring City Council approval.

RECOMMENDATIONS

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 Scollard Street, between Bay Street and a point 97.2 metres east of Bay Street for 50 months, from June 2, 2008 to July 31, 2012.
2. During this period, implement “No Stopping Anytime” on both sides of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.

3. During this period, remove the existing “No Parking Anytime” regulation on the north side of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.
4. During this period, remove the existing “Permit Parking, 12:01 a.m. to 7:00 a.m.” regulation on the south side of Scollard Street , between Bay Street and a point 102.2 metres east of Bay Street.
5. During this period, remove the existing Pay-and-Display parking regulations on the south side of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.
6. Return Scollard Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Menkes Developments Ltd. will bear the costs.

DECISION HISTORY

City Council, at its meeting of April 25, 26 and 27, 2006, in considering Clause 2 of Report No. 3 of the Toronto and East York Community Council, among other things, approved the Official Plan Amendment and Rezoning – 36, 38-48 Yorkville Avenue, 1263 Bay Street and 55 Scollard Street. As part of this report, City Council authorized the construction of a development consisting of a 46-storey building and a 30-storey building.

ISSUE BACKGROUND

Transportation Services has received an application from James Schiefer, Menkes Developments Ltd., 4711 Yonge Street, Suite 1400, Toronto, Ontario, M2N 7E4, for a temporary sidewalk closure and curb lane closure on the south side of Scollard Street, between Bay Street and a point 97.2 metres east of Bay Street, to use as a construction staging area to construct this development. 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 50 months and needs Community Council’s approval.

COMMENTS

Scollard Street, between Bay Street and a point 97.2 metres east of Bay Street, operates one-way with one lane in the westbound direction. There are existing Pay-and-Display and permit parking regulations on the south side of the street, and an existing “No Parking Anytime” regulation on the north side of the street.

11 Pay-and-Display parking spaces will have to be removed from the south side of Scollard Street to accommodate the proposed construction staging area. The applicant will be responsible for paying for the lost revenue to the Toronto Parking Authority.

There is an existing construction staging area at 8-10 Scollard Street, between Yonge Street and a point 89.8 metres west of Yonge Street, occupying the north sidewalk and the north curb lane of Scollard Street. This construction staging area will be removed and the north sidewalk and north curb lane reopened by May 31, 2008, before the proposed construction staging area for the development at 50 Yorkville Avenue is implemented on the south side of Scollard Street.

There is an existing temporary two-way traffic operation on Scollard Street, between Bay Street and a point 89.5 metres west of Bay Street. This was approved by City Council at its meeting of May 23, 24 and 25, 2006, to provide for a temporary construction access to the ongoing development at 80 and 100 Yorkville Avenue from Scollard Street. 14 parking spaces had to be removed to install this temporary two-way traffic operation. Five of these spaces were relocated to the south side of Scollard Street, east of Bay Street, at the location where Menkes now wants to put their construction staging area for the development at 50 Yorkville Avenue. The loss of these five parking spaces will be offset by the nine parking spaces that will be reinstated on Scollard Street, east of Yonge Street, when the construction staging area at 8-10 Scollard Street is removed, as mentioned previously. These parking matters have been discussed with Councillor Rae's office.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 18 metres. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the east side of Bay Street and the south side of Scollard Street. Pedestrians on the south side of Scollard Street will have to cross to the north side of the street to go around the proposed construction staging area. Signs will be posted at Bay Street and at Yonge Street to advise pedestrians of the south sidewalk closure. The north sidewalk on Scollard Street is not affected by this proposal.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9256, dated April 2008

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