



**STAFF REPORT
ACTION REQUIRED**

Bay 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:	Ts08074te.top.doc

SUMMARY

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 east side of Bay Street for 21 months.

Transportation Services must also close the south sidewalk and south lane of Scollard Street on the flank of the property for 50 months. This issue is dealt with in a companion report “Scollard Street – Lane and Sidewalk Closure for Construction” requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the east side of Bay Street, between Yorkville Avenue and Scollard Street for 21 months, from May 28, 2008 to February 28, 2010.
2. During this period, remove the existing One Hour Parking regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street.
3. During this period, remove the existing “No Parking, 7:30 a.m. to 9:30 a.m., except Sat., Sun. and public holidays” regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street.

4. Return Bay 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 east side of Bay Street, between Yorkville Avenue and Scollard 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 21 months and needs City Council's approval.

COMMENTS

Bay Street, between Yorkville Avenue and Scollard Street, is an arterial street that operates two-way with two lanes and a bicycle lane in each direction. There is an existing No Stopping Anytime regulation on both sides of the street. The T.T.C. No. 6A and 6B bus routes use this portion of Bay Street. The bicycle lanes will be maintained for the duration of the project.

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 east side of Bay Street will be diverted to a temporary walkway adjacent to the construction staging area on Bay Street. The west sidewalk on Bay Street is not affected by this proposal.

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

Drawing No. 421F-9256, dated April, 2008

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