



STAFF REPORT ACTION REQUIRED

Closure for Construction – Simcoe Street

Date:	May 20, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts08080te.top.doc

SUMMARY

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

Young & Wright Architects Inc. are building a 68-storey retail, hotel and condominium at 180 University Avenue. Transportation Services is requesting authority to close the sidewalk and curb lane on the east side of Simcoe Street for 48 months to enable construction of this project.

RECOMMENDATIONS

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

- (1) Close the curb lane and sidewalk on the east side of Simcoe Street between a point 46.0 metres south of Richmond Street West and a point 68.0 metres further south, from June 2008 to June 2012.
- (2) Adjust the “No Parking Anytime” regulation on the east side of Simcoe Street, from Queen Street West to Wellington Street West to indicate:
 - a. from Queen Street West to a point 46 metres south of Richmond Street West; and
 - b. from a point 114 metres south of Richmond Street West to Wellington Street West.
- (3) Prohibit stopping at all times on the east side of Simcoe Street from a point 46 metres south of Richmond Street West to a point 68 metres further south.

- (4) Adjust the regulation authorizing the operation of parking machines, on the west side of Simcoe Street, between a point 9 metres south of Queen Street West and a point 30.5 metres north of King Street West, from 8:00 a.m. to 12:00 a.m., Monday to Saturday; and 1:00 p.m. to 12:00 a.m., Sunday at a rate of \$3.50 for one hour with a maximum of 3 hours, to indicate:
- c. from a point 9 metres south of Queen Street West to a point 15 metres north of Nelson Street ; and
 - d. from Adelaide Street West to a point 30.5 metres north of King Street West.
- (5) Rescind the “60 minutes, 8:00 a.m. to 6:00 p.m.” maximum parking regulation on the west side of Simcoe Street, from Front Street West to Queen Street West.
- (6) Implement a “No Parking Anytime” regulation on the west side of Simcoe Street, from a point 15 metres north of Nelson Street to Adelaide Street West.
- (7) Return Simcoe Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Young & Wright Architects Inc. will bear the costs.

DECISION HISTORY

City Council, at its meeting of May 23, 24 and 25, 2006, in considering Clause 8 of Report No. 4 of the Toronto and East York Community Council, among other things, approved the amendment of the General Zoning Bylaw 438-86 regarding 180 University Avenue. As part of this report, City Council authorized the construction of a development consisting of a 214.5 metre high building.

ISSUE BACKGROUND

Transportation Services has received an application from Young & Wright Architects Inc. to close the sidewalk and curb lane on the east side of Simcoe Street between a point 46.0 metres south of Richmond Street West and a point 68.0 metres further south. This area is required for use as a 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 48 months and needs Toronto and East York Community Council’s approval.

COMMENTS

Simcoe Street operates one-way southbound on a road width of 11.6 metres (three lanes of traffic). Pay and display parking regulations are in effect on the west side of the street, where parking is allowed at all times of day. Parking is prohibited at all times on the east side of the street. No TTC service operates on Simcoe Street.

If the construction staging area is approved, Simcoe Street would operate with two lanes for traffic, from a point 46 metres south of Richmond Street West to a point 68.0 metres further south. Stopping would be prohibited at all times on the east side of the street along the length of the staging area. To minimize constriction of the roadway and maintain two lanes for moving traffic adjacent to the staging area it is necessary to prohibit parking at all times on the west side of Simcoe Street from a point 15 metres north of Nelson Street to Adelaide Street West. This will temporarily remove about 4 parking spaces in this area. The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue from Simcoe Street for the duration of this project. However, minor delays may still be experienced by southbound traffic at peak times of day.

Reasons for the partial road/lane closure

Developing the property at 180 University Avenue requires excavating the entire site to a depth of 25 metres for 8 levels of underground parking, which makes it impossible to build from private property alone. The applicant requires a construction staging area within the road allowance on the east side of Simcoe Street. Simcoe Street will operate two lanes one-way southbound and pedestrians will be diverted to a temporary walkway provided in the east side curb lane.

The closures and provisions for pedestrians are shown on the attached print of Drawing No. 421F-9290, dated May 2008.

While reviewing this application, staff identified a conflict between parking regulations signed on the west side of Simcoe Street and a redundant entry retained in Chapter 400 of the former City of Toronto Municipal Code, that dates back to when authority was granted to install parking machines on this section of Simcoe Street. Recommendation 5 above outlines the amendment required to “housekeep” Chapter 400 by removing the redundant entry.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9290, dated May 2008

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