



STAFF REPORT ACTION REQUIRED

Closure for Construction - Bedford Road

Date:	May 22, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts08096te.top.doc

SUMMARY

H & R Developments is building a 32-storey condominium at 1 Bedford Road. Transportation Services is requesting authority to close the sidewalk and curb lane on the east side of Bedford Road fronting the property for 20 months to enable construction of this project.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. Close the curb lane and sidewalk on the east side Bedford Road from Bloor Street West to a point 65 metres north, from May 2008 to December 2009.
2. Rescind the "No Parking Anytime" regulation on the east side of Bedford Road, from Bloor Street West to a point 85 metres north.
3. Implement a "No Stopping Anytime" regulation on the east side of Bedford Road from Bloor Street West to a point 85 metres north.
4. Return Bedford Road to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. H & R Developments will bear the costs.

DECISION HISTORY

The OMB on May 17, 2006 provided decision order 1489 and in doing so enacted Bylaws 644-2007 (OMB) and 645-2007 (OMB) which amended the General Zoning Bylaw 438-86 of the former City of Toronto with respect to lands 1 Bedford Road and 230 to 244 Bloor Street West (even numbered addresses).

ISSUE BACKGROUND

Transportation Services has received an application from H & R Developments to close the sidewalk and curb lane on the east side of Bedford Road from Bloor Street West to a point 65.0 metres north. 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 20 months and needs City Council's approval.

COMMENTS

Bedford Road operates two-way with one lane of traffic in each direction on a road width of 12.8 metres. Standing is prohibited at all times on the west side and parking is prohibited at all times on the east side of the street. TTC service operates on this section of Bedford Road thus the temporary closure requires City Council approval. If the construction staging area is approved, Bedford Road will be reduced to a width of 8.5 metres, enough to maintain its two-way operation. Stopping will be prohibited at all times on the east side of Bedford Road along the length of the staging area to enhance traffic flow. Minor delays may be experienced during peak times of day.

Reasons for the partial road/lane closure

Developing the property at 1 Bedford Road requires excavating the entire site to accommodate 4 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 Bedford Road. Bedford Road will keep operating two-way 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-9296 dated May 2008.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9296, dated May 2008

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