



STAFF REPORT ACTION REQUIRED

Closure for Construction – Nelson Street

Date:	June 16, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts08115te.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 HiRise Construction Inc. are building a 35-storey condominium at 126 Simcoe Street, on the south-west corner of Simcoe Street and Nelson Street. Transportation Services is requesting authority to close the sidewalk and curb lane on the south side of Nelson Street for 32 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 south side of Nelson Street, from Simcoe Street to a point 41 metres west , from June 2008 to January 2011.
2. Adjust the “No Stopping Anytime” regulation on the south side of Nelson Street, between a point 17 metres east of John Street and a point 36.6 metres west of Simcoe Street to indicate: “from a point 17 metres east of John Street to Simcoe Street”.
3. Return Nelson Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Tucker HiRise Construction Inc. will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Tucker HiRise Construction Inc. to close the sidewalk and curb lane on the south side of Nelson Street, from Simcoe Street to a point 41 metres west. 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 32 months and needs Toronto and East York Community Council's approval.

COMMENTS

Nelson Street operates two-way with one lane of traffic in each direction on a road width of 9.1 metres. The same builder currently has a construction staging area to the west of this site for Phase 1 of the development (Item TE7.60, approved by Toronto and East York Community Council, June 26, 2007) until February 2010. This application is an extension of that construction staging area to accommodate this next phase of the development. If the construction staging area is approved, Nelson Street, from Simcoe Street to a point 41 metres west, will be narrowed to a road width of 6 metres, enough to maintain two-way traffic. Minor delays may be experienced to traffic. No TTC service operates on this street.

Reasons for the partial road/lane closure

Developing the property at 126 Simcoe Street requires excavating the entire site to accommodate 5 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 south side of Nelson Street. Nelson Street will continue to operate two-way traffic and pedestrians will be diverted to the north sidewalk, between John Street and Duncan Street. Related to the proposed staging area is a walk-through covered hoarding which will extend along the Simcoe Street flank of the site, but this will not impact on Simcoe Street traffic operation.

The closures and provisions for pedestrians are shown on the attached print of Drawing No. 421F-9288, dated May 2008.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9288, dated May 2008

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