



## STAFF REPORT ACTION REQUIRED

### Lane and Sidewalk Closure – Gerrard Street West

<b>Date:</b>	October 30, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 27
<b>Reference Number:</b>	Ts08203te.top.doc

#### SUMMARY

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

Aura at College Park is building a 75-storey condominium at 382-388 Yonge Street, on the north-west corner of Yonge Street and Gerrard Street West. For this reason, Transportation Services must close the north sidewalk and the eastbound and westbound bicycle lanes on Gerrard Street West for 57 months.

Transportation Services must also close the west sidewalk on Yonge Street for 57 months. This issue is dealt with in a companion report “Lane and Sidewalk Closure – Yonge Street” requiring Council approval.

#### RECOMMENDATIONS

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

Subject to approval of the Site Plan Agreement and site-specific By-law amendments for the site to be known as 382-388 Yonge Street:

1. close the north sidewalk and the eastbound and westbound bicycle lanes on Gerrard Street West, between Yonge Street and a point 116.5 metres west of Yonge Street, from January 2, 2009, to September 30, 2013;
2. during this period, implement “No Stopping Anytime” on the north side of Gerrard Street West, between Yonge Street and a point 140 metres west of Yonge Street;

3. during this period, remove the existing “Pay and Display” regulation on the north side of Gerrard Street West, between a point 92 metres east of Bay Street and a point 113 metres east of Bay Street; and
4. return Gerrard Street West to its pre-construction traffic and parking regulations when the project is completed.

### **Financial Impact**

There is no financial impact on the City. Aura at College Park will bear the costs.

### **DECISION HISTORY**

The Ontario Municipal Board, by its decision No. 2871, issued November 2, 2007, and March 3, 2008, has approved amendments to the Zoning Bylaws, including Site Specific Bylaw No. 840.78. On October 16, 2008, the City issued revised Notice of Approval conditions regarding the proposed 75-storey condominium. Site plan agreements and a revised Site Specific Bylaw are currently being executed by City staff.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Aura at College Park for a temporary closure of the north sidewalk and the eastbound and westbound bicycle lanes on Gerrard Street West, between Yonge Street and a point 116.5 metres west of Yonge Street, to use as construction staging areas 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 57 months and needs Toronto and East York Community Council’s approval.

### **COMMENTS**

Gerrard Street West, between Yonge Street and a point 116.5 metres west of Yonge Street, is 11.3 metres wide and operates two-way with one traffic lane and one bicycle lane in each direction. Both sides of the street have a “No Stopping Anytime” regulation, except for a “15 Minute Parking” zone on the north side of the street, from a point 102 metres west of Yonge Street to a point 123 metres west of Yonge Street. There are no TTC routes on this portion of Gerrard Street West. Three Pay and Display parking spaces will have to be removed to accommodate this construction staging area. The applicant will have to pay for the lost revenue from these parking spaces to the Toronto Parking Authority.

## **Reasons for the partial road closure**

Developing this property means excavating the entire site to a depth of 21 metres. The applicant needs a construction staging area within the road allowance on the north side of Gerrard Street West. Pedestrians will be redirected into a temporary walkway beside the construction staging area. Cyclists on Gerrard Street West will have to merge with vehicular traffic beside the construction staging area. The applicant will post warning signs in advance of the bicycle lane closures to advise road users of this condition.

## **CONTACT**

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## **SIGNATURE**

Andrew Koropeski, P.Eng.  
Director, Transportation Services

## **LIST OF ATTACHMENTS**

(1) Drawing No. 421F-9462, dated October, 2008

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