



# STAFF REPORT ACTION REQUIRED

## Street and Sidewalk Closure – The Esplanade

<b>Date:</b>	December 15, 2009
<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 28
<b>Reference Number:</b>	Ts09215te.top.doc

### SUMMARY

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

Ferncastle Front Street Inc. is constructing a 57-storey condominium on the north side of The Esplanade at 8 The Esplanade, and a 31-storey condominium on the south side of The Esplanade at 5-7 The Esplanade, between Yonge Street and Scott Street. Transportation Services has been requested to close the street and sidewalks on The Esplanade for 40 months to facilitate construction.

As part of this same condominium project, Transportation Services has been requested to close the sidewalk and curb lane on the east side of Yonge Street. This issue is dealt with in a separate report “Lane and Sidewalk Closure – Yonge Street”, which requires City Council approval.

### RECOMMENDATIONS

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

1. The closure of the street and north sidewalk on The Esplanade, between Yonge Street and a point 39.2 metres east of Yonge Street, from January 13, 2010 to May 31, 2013.
2. The closure of the south sidewalk on The Esplanade, between Yonge Street and a point 39.2 metres east of Yonge Street, from May 31, 2010 to May 31, 2013.

3. Return The Esplanade to its pre-construction traffic and parking regulations when the project is completed.

### **Financial Impact**

There is no financial impact on the City. Ferncastle Front Street Inc. will bear the costs.

### **DECISION HISTORY**

City Council, at its meeting of May 26 and 27, 2008 in considering Item 15.6 of the Toronto and East York Community Council, among other things, determined to amend the General Zoning By-law No. 438.86 of the former City of Toronto with respect to lands municipally known as 1 Front Street East, and 5 and 7 The Esplanade. Subsequent to this, City Council, at its meeting of July 15, 16 and 17, 2008, in considering Motion MM23.21, among other things, amended the General Zoning By-law No. 438.86 of the former City of Toronto with respect to lands municipally known as 1 Front Street East, and 5 and 7 The Esplanade.

### **ISSUE BACKGROUND**

Transportation Services has received an application from IBI Group on behalf of Ferncastle Front Street Inc. for a temporary closure of the street and both sidewalks on The Esplanade, between Yonge Street and a point 39.2 metres east of Yonge Street, to use as a construction staging area to construct a 57-storey condominium on the north side of the street and a 31-storey condominium on the south side. 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 40 months and needs Toronto and East York Community Council's approval.

### **COMMENTS**

The Esplanade, between Yonge Street and a point 39.2 metres east of Yonge Street, is 10.7 metres wide and operates two-way with one lane in each direction. The T.T.C. Routes 65, 72 and 172 operate on this portion of The Esplanade. The T.T.C has agreed to reroute these bus routes to accommodate the proposed closure of The Esplanade for construction.

The south sidewalk on The Esplanade, between Yonge Street and a point 39.2 metres east of Yonge Street, will remain open to pedestrians during the first five months of the project, until May 31, 2010. After this date, pedestrians will be redirected north to Front Street East for the remainder of the work.

## **Reasons for the sidewalk closure**

Developing these properties requires the excavation of sites on both sides of The Esplanade. The applicant needs a construction staging area within the road allowance on The Esplanade. Pedestrians needing access to Yonge Street will be redirected to Front Street East.

## **CONTACT**

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## **SIGNATURE**

Peter Noehammer, P.Eng.  
Director, Transportation Services

## **LIST OF ATTACHMENTS**

(1) Drawing No. 421F-9882, dated December 2009

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