



**STAFF REPORT
ACTION REQUIRED**

Lane and Sidewalk Closure – Yonge Street

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| Date: | December 15, 2009 |
| To: | Toronto and East York Community Council |
| From: | Director, Transportation Services Toronto and East York District |
| Wards: | Toronto-Centre Rosedale, Ward 28 |
| Reference Number: | Ts09214te.top.doc |

SUMMARY

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, on the east side of Yonge Street, between the CN rail bridge and Front Street. Transportation Services has been requested to close the curb lane and east sidewalk on Yonge Street for 40 months to facilitate construction.

As part of this same condominium project, Transportation Services has been requested to close the street and sidewalks on The Esplanade. This issue is dealt with in a separate report “Street and Sidewalk Closure – The Esplanade”, which requires Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. The closure of the sidewalk and curb lane on the east side of Yonge Street, between The Esplanade and Front Street, from January 28, 2010 to May 31, 2013.
2. Return Yonge Street 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 northbound curb lane and east sidewalk on Yonge Street, between The Esplanade and Front Street, to use as a construction staging area to construct a 57-storey condominium. 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 City Council's approval.

COMMENTS

Yonge Street, between The Esplanade and Front Street, is 19.5 metres wide and operates two-way with two lanes of traffic in each direction. There are existing "No Stopping Anytime" regulations on both sides of the street. The T.T.C. Routes 65, 72 and 172 operate on this portion of Yonge Street.

The proposed construction staging area will close the east sidewalk and the northbound curb lane to provide a pedestrian walkway on the east side of the street. The northbound traffic lanes will be changed so that the existing northbound left turn lane will become a through-left lane and the northbound median lane will operate as a through-right lane. This will help to accommodate the northbound traffic volumes while the building construction occupies the northbound curb lane.

Reasons for the partial road closure

Developing this property requires the excavation of the site and partial demolition of an existing building. The applicant needs a construction staging area within the road allowance on the east side of Yonge Street. Pedestrians will be redirected to a temporary walkway beside the construction staging area in the northbound curb lane of Yonge Street.

CONTACT

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Peter Noehammer, P.Eng.
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LIST OF ATTACHMENTS

(1) Drawing No. 421F-9881, dated December 2009

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