



STAFF REPORT ACTION REQUIRED

Lane and Sidewalk Closure – The Esplanade

Date:	January 18, 2010
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts10005te.top.doc

SUMMARY

This staff report is about a matter for which the Community Council has the 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, between Yonge Street and Scott Street. Transportation Services has been requested to close the westbound direction and north sidewalk 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

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

1. The closure of the westbound direction and north sidewalk on The Esplanade, between Yonge Street and a point 40.8 metres east of Yonge Street, from February 10, 2010 to May 31, 2013.
2. Implement “No Stopping Anytime” on the south side of The Esplanade, between Yonge Street and a point 40.8 metres east of Yonge Street.
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 westbound direction and north sidewalk on The Esplanade, between Yonge Street and a point 40.8 metres east of Yonge Street, to use as a construction staging area to construct a 57-storey condominium on the north-east corner of The Esplanade and Yonge Street. 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.

Ferncastle Front Street Inc. will also be constructing a six-storey underground parking garage on the south side of The Esplanade, at 5-7 The Esplanade. All construction activity for this project will take place off of the street and south sidewalk. Eastbound traffic and the sidewalk on the south side of the street will not be affected.

COMMENTS

The Esplanade, between Yonge Street and a point 40.8 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 westbound direction of The Esplanade for construction.

Reasons for the closure

Developing this property requires excavation work and construction to the property line of the site. The applicant needs a construction staging area within the road allowance on The Esplanade to accommodate the construction activity associated with such a development. The eastbound direction of The Esplanade and the south sidewalk will remain open to vehicular and pedestrian traffic for the duration of the work.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
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LIST OF ATTACHMENTS

(1) Drawing No. 421F-9899, dated January 2010

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