



**STAFF REPORT
ACTION REQUIRED**

Lane and Sidewalk Closure – Wilton Street

Date:	April 21, 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:	Ts10031te.top.doc

SUMMARY

Context (Market Wharf) Inc. is constructing an 8-storey condominium building at 18 Lower Jarvis Street, on the south-east corner of Jarvis Street and Wilton Street. Transportation Services has been requested to close the lane and sidewalk on the south side of Wilton Street for 21 months to facilitate construction.

RECOMMENDATIONS

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

1. Close the lane and sidewalk on the south side of Wilton Street, between Jarvis Street and Market Street, from April 27, 2010, to January 31, 2012.
2. Install a “One Way” regulation in the westbound direction on Wilton Street, between Jarvis Street and Market Street.
3. Return Wilton Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Context (Market Wharf) Inc. will bear the costs.

DECISION HISTORY

The Ontario Municipal Board, at a meeting on April 13, 2010, approved a site specific zoning by-law regarding the rezoning of this property, which will allow a Site Plan Agreement to be completed. Following this, a Zoning By-law amendment will be submitted to City Council for approval. Although the necessary Site Plan Agreement and Zoning By-law amendment steps have not been completed prior to a construction staging

area being set up, the approvals from the Ontario Municipal Board are in place to proceed with completing these steps.

ISSUE BACKGROUND

Transportation Services has received an application from Context (Market Wharf) Inc. for a temporary sidewalk and lane closure on the south side of Wilton Street, between Jarvis Street and Market Street, to use as a construction staging area to construct a condominium building. 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 23 months and needs Toronto and East York Community Council's approval.

COMMENTS

Wilton Street, between Market Street and Jarvis Street, is 9.75 metres wide and operates two-way with one lane in each direction. There is an existing "No Stopping Anytime" regulation on the south side of the street and Pay & Display parking on the north side. There is an existing sidewalk on the south side of the street only. There are no T.T.C. bus routes on Wilton Street.

The proposed staging area will close the eastbound direction on Wilton Street and leave only the westbound direction open for traffic flow. Pedestrians will be redirected to a walkway around the proposed staging area on the south side of the street for the duration of the work. The Pay & Display parking spaces on the north side of the street will remain in place for the duration of this work.

Reasons for the partial road closure

Developing this property requires the excavation of the entire site. The applicant needs a construction staging area within the road allowance on the south side of Wilton Street. Pedestrians will be redirected to a temporary walkway around the construction staging area on the south side of Wilton Street.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No. 421F-9870, dated February 2010

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