



STAFF REPORT ACTION REQUIRED

Lane and Sidewalk Closure – Elm Street and Walton Street

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| Date: | June 1, 2010 |
| To: | Toronto and East York Community Council |
| From: | Director, Transportation Services Toronto and East York District |
| Wards: | Toronto-Centre Rosedale, Ward 27 |
| Reference Number: | Ts10092te.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.

Ellis Don is constructing a 23-storey research tower on the west side of Bay Street at 674 and 686 Bay Street, between Elm Street and Walton Street. Transportation Services has been requested to close the north parking lane and north sidewalk on Elm Street and the south portion of the street and south sidewalk on Walton Street to facilitate construction.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the north parking lane and north sidewalk on Elm Street, between Bay Street and a point 83.5 metres west of Bay Street, from June 23, 2010 to June 1, 2013.
2. Approve the closure of the south portion of the street and south sidewalk on Walton Street, between Bay Street and a point 55 metres west of Bay Street, from June 23, 2010 to June 1, 2013.
3. During this period, approve the implementation of “No Stopping Anytime” on both sides of Elm Street, between Bay Street and a point 83.5 metres west of Bay Street.

4. During this period, approve the implementation of “No Stopping Anytime” on both sides of Walton Street, between Bay Street and a point 55 metres west of Bay Street.
5. During this period, approve the removal of the existing “No Parking, 3:30 p.m. to 6:30 p.m., except Sat., Sun. and public holidays” regulation on the north side of Elm Street, between Bay Street and a point 83.5 metres west of Bay Street.
6. During this period, approve the removal of the existing “No Parking Anytime” regulation on the south side of Elm Street, between Bay Street and a point 83.5 metres west of Bay Street.
7. During this period, approve the removal of the existing “No Stopping, 3:30 p.m. to 6:30 p.m., except Sat., Sun. and public holidays” regulation on the south side of Elm Street, between Bay Street and a point 83.5 metres west of Bay Street.
8. During this period, approve the removal of the existing “60 minute parking” regulation on the north side of Elm Street, between Bay Street and a point 83.5 metres west of Bay Street.
9. During this period, approve the removal of the existing Pay & Display parking regulations on the north side of Elm Street, between Bay Street and a point 83.5 metres west of Bay Street.
10. During this period, approve the removal of the existing “No Parking Anytime” regulation on both sides of Walton Street, between Bay Street and a point 55 metres west of Bay Street.
11. Direct that Elm Street and Walton Street be returned to their pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Ellis Don will bear the costs.

DECISION HISTORY

City Council, at its meeting of April 29 and 30, 2009 in considering Item TE25.9 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 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a portion of Barnaby Lane.

ISSUE BACKGROUND

Transportation Services has received an application from Ellis Don for a temporary closure of the north parking lane and north sidewalk on Elm Street, between Bay Street and a point 83.5 metres west of Bay Street, and the south portion of the street and south

sidewalk on Walton Street, between Bay Street and a point 55 metres west of Bay Street, to use as construction staging areas to construct a 23-storey research tower on the west side of Bay Street at 674 and 686 Bay Street, between Elm Street and Walton 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 35 months and needs Toronto and East York Community Council's approval.

COMMENTS

Elm Street, between Bay Street and a point 83.5 metres west of Bay Street, is 12.2 metres wide and operates two-way with one lane in each direction and Pay and Display parking on the north side of the street . The T.T.C. Route 6 operates on this portion of Elm Street during rush periods. Walton Street, between Bay Street and a point 55 metres west of Bay Street, is 6.1 metres wide and operates one-way in the westbound direction. There is no T.T.C. service on Walton Street.

Reasons for the closure

Developing this property requires the excavation to the property lines of the entire site to a depth of 12.5 metres. The applicant needs construction staging areas within the road allowance on Elm Street and on Walton Street to accommodate the construction activity associated with such a development. Elm Street will continue to operate two-way and the south sidewalk will remain open for pedestrian traffic. Walton Street will continue to operate one-way westbound and the north sidewalk will remain open for pedestrian traffic.

CONTACT

Bryan Muir, A.Sc.T., Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: 416-397-4588
Fax: 416-392-8504
e-mail: bmuir@toronto.ca

SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0053, dated June 2010

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