



**STAFF REPORT
ACTION REQUIRED**

Curb Lane and Sidewalk Closure – Church Street

Date:	December 9, 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:	Ts2011018te.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.

The Conservatory Group is constructing a 37-storey condominium building at 825 Church Street, on the north side of Church Street between Yonge Street and Collier Street. They need to close the curb lane and sidewalk on the north side of Church Street in order to complete their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the curb lane and sidewalk on the north side of Church Street, between a point 42.2 metres east of Yonge Street and a point 115.4 metres east of Yonge Street from January 31, 2011 to November 30, 2012.
2. During this period, approve the removal of the existing "No Parking, 7:30 a.m. to 9:30 a.m., except Sat., Sun. and public holidays" regulation on the north side of Church Street, between a point 42.2 metres east of Yonge Street and a point 120.4 metres east of Yonge Street.
3. During this period, approve the removal of the existing "No Parking Anytime" regulation on the north side of Church Street, between a point 42.2 metres east of Yonge Street and a point 120.4 metres east of Yonge Street.

4. During this period, approve the implementation of "No Stopping Anytime" on the north side of Church Street, between a point 42.2 metres east of Yonge Street and a point 120.4 metres east of Yonge Street.
5. Direct that Church Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. The Conservatory Group will bear the costs.

DECISION HISTORY

City Council, at its meeting of February 4, 5 and 6, 2003, in considering Report No. 1, Clause No. 9 of the Toronto and East York Community Council, among other things, adopted an amendment to the General Zoning By-law No. 438-86 of the Former City of Toronto with respect to the lands known as Nos. 837 and 837R Yonge Street.

ISSUE BACKGROUND

Transportation Services has received an application from The Conservatory Group for a temporary closure of the sidewalk and curb lane on the north side of Church Street, between a point 42.2 metres east of Yonge Street and a point 120.4 metres east of 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 23 months and needs Toronto and East York Community Council's approval.

COMMENTS

Church Street, between a point 42.2 metres east of Yonge Street and a point 120.4 metres east of Yonge Street, is approximately 15.6 metres wide and operates two-way with two traffic lanes in each direction. The north side of the street is regulated by "No Parking Anytime", "No Parking, 7:30 a.m. to 9:30 a.m., except Sat., Sun. and public holidays", and "No Stopping, 3:30 p.m. to 6:30 p.m., except Sat., Sun. and public holidays" restrictions. The T.T.C. does not have any routes on this portion of Church Street.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 15 metres. The applicant needs a construction staging area within the road allowance in order to construct the building. Pedestrians will be redirected into a temporary walkway in the curb lane on the north side of Church Street, beside the construction staging area. Westbound traffic will be reduced to a single lane, west of Collier Street, and may experience an increase in delays.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0178 - dated December, 2010

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