

Sidewalk Closure – St. Mary 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:	Ts2011016te.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.

SMC Bay Inc. is constructing a 45-storey and a 55-storey condominium building at 50 St. Joseph Street, on the southwest corner of Bay Street and St. Mary Street. They need to close the sidewalk on the south side of St. Mary Street in order to complete their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk on the south side of St. Mary Street, between Bay Street and a point 107.8 metres west of Bay Street, from January 12, 2011 to December 31, 2014.
2. During this period, approve the removal of the existing Pay & Display parking regulations on the south side of St. Mary Street, between Bay Street and a point 54.2 metres west of Bay Street.
3. During this period, approve the implementation of a "No Stopping Anytime" restriction on the south side of St. Mary Street, between Bay Street and a point 54.2 metres west of Bay Street.
4. Direct that St. Mary 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. SMC Bay Inc. will bear the costs.

DECISION HISTORY

City Council, at its meeting of October 3, 4 and 5, 2008, in considering Item 13.10 of the Toronto and East York Community Council, among other things, approved an amendment to the General Zoning By-law No. 438-86, with respect to lands forming part of lands municipally known as 50 St. Joseph Street.

ISSUE BACKGROUND

Transportation Services has received an application from SMC Bay Inc. for a temporary closure of the sidewalk on the south side of St. Mary Street, between Bay Street and a point 107.8 metres west of Bay Street. They have also requested the removal of parking spaces on the south side of St. Mary Street, between Bay Street and a point 54.2 metres west of Bay Street, to provide safe travel for construction vehicles at one of the site access locations. 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 36 months and needs Toronto and East York Community Council's approval.

COMMENTS

St. Mary Street, between Bay Street and a point 107.8 metres west of Bay Street, is 7.3 metres wide and operates two-way with two traffic lanes in each direction. The north side of the street is regulated by a No Parking Anytime restriction, and the south side is regulated by Pay & Display parking restrictions. There are no T.T.C. routes that operate on St. Mary Street. Six Pay & Display parking spaces will have to be removed to accommodate a construction vehicle access on the south side of St. Mary Street. The applicant will have to pay for the lost revenue from these parking spaces to the Toronto Parking Authority.

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 to the north side of St. Mary Street while the work is taking place. There will be no impact to traffic on St. Mary Street.

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

Andrew Koropeski, P.Eng.
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0191- dated December 2010

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