Construction Staging Area – Widmer Street, east side, south of Adelaide Street West

<table>
<thead>
<tr>
<th>Date:</th>
<th>January 26, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>Toronto and East York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Transportation Services Toronto and East York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Trinity-Spadina, Ward 20</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>Ts2011052te.top.doc</td>
</tr>
</tbody>
</table>

SUMMARY
This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision.

Daniels Corporation is building a 43-storey condominium at 21 Widmer Street on the southeast corner of Adelaide Street West and Widmer Street. To enable construction, Transportation Services must close the sidewalk on the east side of Widmer Street, for a period of 33 months.

RECOMMENDATIONS
Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk on the east side of Widmer Street fronting Premises No. 21 Widmer Street for a period of 33 months, from February 1, 2011, to October 31, 2013, as shown on Drawing No. 421G-0222 attached to the report dated January 26, 2011 entitled, “Construction Staging Area – Widmer Street, east side, south of Adelaide Street West”, from the Director, Transportation Services Toronto and East York District.

2. Adjust the "No Parking Anytime" regulation on the east side of Widmer Street, between a point 43 metres north of King Street West and Adelaide Street to apply, from a point 43 metres north of King Street West to a point 24.5 metres further north for the duration of the closure outlined in Recommendation 1.
3. Prohibit stopping at all times on the east side of Widmer Street, between a point 67.5 metres north of King Street West and Adelaide Street West for the duration of the closure outlined in Recommendation 1.

4. Direct that Widmer Street be returned to its pre-construction parking regulations when the project is completed.

Financial Impact
There is no financial impact on the City. Daniels Corporation is responsible for all costs.

DECISION HISTORY
City Council, at its meeting of September 30 and October 1, 2009, in considering Item 27.14 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. 21-31 Widmer Street and 299 Adelaide Street West and at its meeting of June 9, 2010 enacted By-law No. 617-2010 giving effect thereto.

ISSUE BACKGROUND
Transportation Services has received an application from Daniels Corporation requesting a temporary closure of the sidewalk and curb lane on the south side of Adelaide Street West, east of Widmer Street and the sidewalk fronting 21 Widmer Street to use as a construction staging area to construct a condominium development at this site. This report addresses only the Widmer Street issue, for which Toronto and East York Community Council has delegated authority to make a final decision. The Adelaide Street West issue is the subject of a separate report and requires City Council approval. 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 33 months.

COMMENTS

Widmer Street between King Street West and Adelaide Street West operates two-way (one lane in each direction) on a pavement width of 10.4 metres. Parking is prohibited at all times on the east side fronting the site. There is no TTC service on this street.

If the construction staging area is approved, the sidewalk on the east side of Widmer Street fronting the site will be closed and pedestrians will be directed to the west side sidewalk at King Street West and at Adelaide Street West. To enhance traffic flow past the construction site, stopping will be prohibited at all times on the east side of Widmer Street in front of the construction site. There will be no impacts to street parking in the area and impacts on traffic will be minimal.
**Reasons for the partial road closure**
Developing this property requires excavating the entire site to a depth of 12 metres. The applicant requires a construction staging area within the road allowance on the east side Widmer Street to enable construction.

**CONTACT**
Bob Runnings, Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: 416-338-5425
Fax: 416-392-1920
Email: rrunning@toronto.ca

**SIGNATURE**

Andrew Koropeski, P. Eng.
Director, Transportation Services

**ATTACHMENTS**

Drawing No. 421G-0222, dated January 2011

P:\2011\Cluster B\TRA\Toronto and East York\TOP\ts2011052te.top.doc. - rjh