



**STAFF REPORT  
ACTION REQUIRED**

**Lane and Sidewalk Closure – St. Joseph Street and St. Nicholas Street**

<b>Date:</b>	March 30, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 27
<b>Reference Number:</b>	Ts2011094te.top.doc

**SUMMARY**

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

Neil Robinson Real Estate Consultants Ltd. is constructing a 45-storey condominium building at 5 St. Joseph Street, on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street. They need to close the parking lane and sidewalk on the south side of St. Joseph Street, and close St. Nicholas Street entirely, in order to complete their work.

**RECOMMENDATIONS**

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

1. Approve the closure of the parking lane and sidewalk on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street, from April 22, 2011 to April 30, 2015.
2. Approve the closure of St. Nicholas Street, between St. Joseph Street and Phipps Street, from April 22, 2011 to April 30, 2015.
3. Approve the removal of the existing "1 Hour Parking, 8:00 a.m. to 6:00 p.m." restriction on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street, from April 22, 2011 to April 30, 2015.

4. Approve the removal of the existing "Permit Parking, 10:00 p.m. to 7:00 a.m." restriction on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street, from April 22, 2011 to April 30, 2015.
5. Approve the removal of the existing Pay & Display parking regulations on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street, from April 22, 2011 to April 30, 2015.
6. Approve the implementation of a "No Stopping Anytime" restriction on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street, from April 22, 2011 to April 30, 2015.
7. Direct that St. Joseph Street and St. Nicholas Street be returned to their pre-construction traffic and parking regulations when the project is complete.

### **Financial Impact**

There is no financial impact on the City. Neil Robinson Real Estate Consultants Ltd. is responsible for all costs, including payment of fees to the City for the occupancy of the right of way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$216,000.00.

### **DECISION HISTORY**

City Council, at its meeting of November 30, December 1, 2, 4 and 7, 2009, adopted Item 29.8 of the Toronto and East York Community Council to amend the General Zoning By-law No. 438-86, with respect to lands known as 5 and 9 St. Joseph Street, 606-618 Yonge Street and 11, 19 and 25 St. Nicholas Street.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Neil Robinson Real Estate Consultants Ltd. for a temporary closure of the parking lane and sidewalk on the south side of St. Joseph Street, between St. Nicholas Street and Yonge Street, and for a temporary closure of St. Nicholas Street, between St. Joseph Street and Phipps 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 48 months and needs Toronto and East York Community Council's approval.

### **COMMENTS**

St. Joseph Street, between St. Nicholas Street and Yonge Street, is 11 metres wide and operates one-way in the eastbound direction. Both sides of the street are regulated by Pay & Display and overnight permit parking restrictions. There are no T.T.C. routes that operate on this portion of St. Joseph Street. Ten Pay & Display parking spaces will have to be removed on the south side of the street to accommodate the construction staging area on the south side. The applicant will have to pay for the lost revenue from these parking spaces to the Toronto Parking Authority. Since these parking spaces are also used for overnight permit parking, the applicant will also be responsible for locating temporary parking in the neighbourhood for the loss of ten overnight permit parking

spaces. One eastbound traffic lane as well as parking on the north side of St. Joseph Street will be maintained for the duration of the project.

St. Nicholas Street, between St. Joseph Street and Phipps Street, is 5.5 metres wide and operates two-way. Parking is prohibited on both sides of the street. There are no T.T.C. routes that operate on this portion of St. Nicholas Street. There are no vehicular accesses to properties on this block of St. Nicholas Street.

### **Reasons for the partial road closure**

Developing this property means excavating the entire site to a depth of 19 metres. Also, the 5-storey historical façade on the St. Joseph Street frontage of the building must be preserved and maintained, requiring an extensive structural steel support structure to extend into St. Joseph Street. On the St. Nicholas Street frontage, the 5-storey historical façade must be rebuilt. The applicant needs construction staging areas within the road allowance on St. Joseph Street and on St. Nicholas Street in order to construct the building. On St. Joseph Street, pedestrians will be redirected to the north side of the street while the work is taking place. Since St. Nicholas Street is only 5.5 metres wide, the street needs to be closed entirely. A pedestrian walkway cannot be safely maintained adjacent to the construction activity that will be taking place.

### **CONTACT**

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### **SIGNATURE**

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

### **LIST OF ATTACHMENTS**

(1) Drawing No. 421G-0311, dated March 2011

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