



STAFF REPORT ACTION REQUIRED

Construction Staging Area – Merton Street

Date:	December 8, 2011
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	St. Pauls, Ward 22
Reference Number:	Ts2012008te.top.doc

SUMMARY

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

Transportation Services is requesting authority to close a section of the south curb lane and sidewalk on Merton Street and establish a temporary pedestrian walkway in the south curb lane.

25 Merton Street Inc. is building a 25-storey condominium with a 5-level underground parking facility. This project requires temporary lane and sidewalk closures for a period of 24 months to enable construction work to proceed.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the south sidewalk and curb lane of Merton Street, from Yonge Street a point 82.3 metres east for a period of 24 months, from September 2011, to September 2013, as shown on Drawing No. 421G-0477 attached to the report dated December 8, 2011 entitled, "Construction Staging Area – Merton Street", from the Director, Transportation Services Toronto and East York District.
2. Adjust the "No Parking Anytime" regulation on both sides of Merton Street, from Yonge Street to a point 83.8 metres east, to indicate "No Stopping Anytime" for the duration of the closure outlined in Recommendation 1 in the report dated

December 8, 2011, from the Director, Transportation Services, Toronto and East York.

3. Direct that Merton Street be returned to its pre-construction parking regulations and traffic operation when the project is completed.

Financial Impact

There is no financial impact on the City. 25 Merton Street Inc. is responsible for all costs, including payment of fees to the City for occupying the right-of-way. Based on the area enclosed and projected term of the closure, these fees will be approximately \$50,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from 25 Merton Street Inc. for a partial closure of the south curb lane and sidewalk on Merton Street, from Yonge Street to a point 82.3 metres east. This area is required for use as construction staging area to construct a condominium development on this site. 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 24 months and needs Toronto and East York Community Council's approval.

COMMENTS

Merton Street operates two-way on a road width of 11.3 metres. Parking is prohibited at anytime on both sides of the subject area of Merton Street. There is no transit service on Merton Street.

Developing the property at 25 Merton Street/1851 Yonge Street, requires excavating the entire site to a depth of 16 metres for underground parking, which makes it impossible to build from private property alone. The applicant requires a construction staging area that will enclose the south sidewalk and curb lane fronting the site. A covered pedestrian walkway will be provided on the south side of the street. Merton Street will continue to operate two-way but on a narrowed road width of about 6.5 metres.

To ensure unimpeded traffic flow past the construction site, stopping should be prohibited at all times on both sides of Merton Street from Yonge Street to a point 83.8 metres east.

The Ward Councillor has been consulted on this application.

Reasons for the partial road closure

Developing this property requires excavating the entire site to a depth of 16 metres to accommodate underground parking. The applicant requires a construction staging area that will enclose the south sidewalk and curb lane on Merton Street to enable construction.

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-0477, dated November 2011

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