



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Bremner Boulevard and Lower Simcoe Street

Date:	January 24, 2012
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2011052te.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.

EllisDon Corporation is building a 30-storey office building and a 45-storey hotel at 120 Bremner Boulevard, located at the Northeast corner at Lower Simcoe Street. For this reason, Transportation Services is seeking Community Council approval to close the north sidewalk and curb lane on Bremner Boulevard and the east sidewalk and bike lane on Lower Simcoe Street for 33 months.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Close the north sidewalk and curb lane on Bremner Boulevard, from Lower Simcoe Street to a point 110 metres east and close the east sidewalk and bike lane on Lower Simcoe Street from Bremner Boulevard to a point 95 metres north, for a period of 33 months, from December 2011 to August 2014, as shown on Drawing No. 421G-0475 attached to the report dated January 24, 2012 entitled, "Construction Staging Area – Bremner Boulevard and Lower Simcoe Street", from the Director, Transportation Services Toronto and East York District.
2. Implement "No Stopping Anytime" on the north side of Bremner Boulevard between Lower Simcoe Street and a point 110 metres further east.

3. Rescind the "No Parking Anytime, buses excepted" regulation on the north side of Bremner Boulevard between a point 112.5 metres west of York Street and a point 51 metres further west.
4. Adjust the "No Parking Anytime, buses excepted" regulation on the north side of Bremner Boulevard between a point 43.5 metres west of York Street and a point 51 metres further west to indicate from a point 43.5 metres west of York Street to a point 43.5 metres further west.
5. Rescind the "No Parking Anytime" regulations on the north side of Bremner Boulevard between a point 94.5 metres west of York Street to a point 18 metres further west and between Lower Simcoe Street and a point 163.5 metres west of York Street.
6. Adjust the "3 hour parking, buses only" regulation on the north side of Bremner Boulevard from a point 43.5 metres west of York Street to a point 51 metres further west to apply from a point 43.5 metres west of York Street to a point 43.5 metres further west.
7. Rescind the "3 hour parking, buses only" regulation on the north side of Bremner Boulevard from a point 112.5 metres west of York Street to a point 51 metres further west.
8. Direct that Bremner Boulevard and Lower Simcoe Street be returned to their pre-construction parking regulations and traffic operation when the project is completed.

Financial Impact

There is no financial impact on the City. EllisDon Corporation 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 term of the closure, these fees will be approximately \$215,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from EllisDon Corporation for a temporary sidewalk and curb lane closure on Bremner Boulevard from Lower Simcoe Street to a point 110 metres east and a temporary sidewalk and bike lane closure on Lower Simcoe Street from Bremner Boulevard to a point 95 metres north, to use the area for construction staging purposes to construct this development. 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 and needs Toronto and East York Community Council's approval.

COMMENTS

The construction site is located on the northeast corner of the signalized intersection of Bremner Boulevard and Lower Simcoe Street. Bremner Boulevard between Lower

Simcoe Street and York Street is approximately 13 meters in width and operates five lanes with two lanes in each direction and a shared left turn lane. Three hour bus only parking is permitted on the north side of Bremner Boulevard between a point 42.5 metres west of York Street and a point 51 metres further west and from a point 112.5 metres west of York Street and a point 51 metres further west, otherwise parking is prohibited at all times. Lower Simcoe Street between Bremner Boulevard and Front Street West is approximately 18.2 metres wide and operates bike lanes in each direction as well as one lane northbound and two lanes southbound. Stopping is prohibited at all times on both sides.

If the construction staging area is approved the north curb lane and sidewalk on Bremner Boulevard will be closed and the east sidewalk and bike lane on Lower Simcoe Street will be closed. Pedestrians on the north side of Bremner Boulevard will be redirected by way of a temporary 2.1 metre wide covered walkway in the curb lane adjacent to the construction staging area. Pedestrians on the east side of Lower Simcoe Street will be redirected by way of a temporary 1.5 metre wide covered walkway in the bike lane adjacent to the construction staging area. Northbound cyclists on Lower Simcoe Street will merge with traffic in the northbound lane. Pedestrians will be fully protected from passing traffic by concrete barriers. There is no transit service on Bremner Boulevard or Lower Simcoe Street.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the north side of Bremner Boulevard, from Simcoe Street to a point 110 metres further 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 accommodate three levels of underground parking. The applicant needs a construction staging area within the road allowance on the east side of Lower Simcoe Street and north side of Bremner Boulevard to enable delivery/storing of materials or equipment. Pedestrians on the east side of Lower Simcoe Street and north side of Bremner Boulevard will be redirected to temporary walkways beside the construction staging areas.

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-0475, dated November 2011

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