



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Lower Simcoe Street**

<b>Date:</b>	May 24, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Trinity-Spadina, Ward 20
<b>Reference Number:</b>	Ts2012100te.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.

Fancy Dell Developments Incorporated is building two condominium towers (a 16-storey and 35-storey) at 19 Grand Trunk Crescent located at the southeast corner of Grand Trunk Crescent and Lower Simcoe Street. To enable construction, Transportation Services must close the sidewalk and bike lane on the east side of Lower Simcoe Street for a period of 24 months.

**RECOMMENDATIONS**

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

1. Close the east side sidewalk and bike lane on Lower Simcoe Street for a period of 24 months, from June 1, 2012 to May 31, 2014, as shown on Drawing No. 421G-0683 attached to the report dated May 24, 2012 entitled, "Construction Staging Area – Lower Simcoe Street", from the Acting Director, Transportation Services Toronto and East York District.
2. Direct that Lower Simcoe Street be returned to pre-construction traffic operation when the project is completed.

**Financial Impact**

There is no financial impact on the City. Fancy Dell Developments Incorporated 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 \$45,000.00.

## **ISSUE BACKGROUND**

Transportation Services has received an application from Fancy Dell Developments Incorporated requesting a temporary closure of the sidewalk and bike lane on the east side of Lower Simcoe Street, between Lake Shore Boulevard West and Grand Trunk Crescent, to use as a construction staging area to construct a condominium development at 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 approval.

## **COMMENTS**

Lower Simcoe Street, between Lakeshore Boulevard West and Bremner Boulevard, is approximately 18 metres wide and operates with bike lanes in each direction as well as one northbound lane and two southbound lanes. Stopping anytime is prohibited on both sides.

Developing the property at 19 Grand Trunk Crescent requires excavating the entire site to provide four levels of underground parking, which makes it impossible to build from private property alone. The applicant requires a closure of the east sidewalk and bike lane on Lower Simcoe Street to provide an area for delivery and hoisting of materials to the site.

If the construction staging area is approved the east sidewalk and bike lane on Lower Simcoe Street between Lakeshore Boulevard West and Grand Trunk Crescent will be closed. 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 Lower Simcoe Street.

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 4 levels of underground parking. The applicant requires a construction staging area within the road allowance on the east side Lower Simcoe Street to enable construction.

## **CONTACT**

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## **SIGNATURE**

Jacqueline White, P.Eng.  
Acting Director, Transportation Services  
Toronto and East York District

## **LIST OF ATTACHMENTS**

(1) Drawing No. 421G-0683, dated May 2012

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