



STAFF REPORT ACTION REQUIRED

Construction Staging Area – No. 1 York Street

Date:	October 12, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2012201te.top.doc

SUMMARY

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

Transportation Services is requesting authority to temporarily close a section of the south sidewalk on Lake Shore Boulevard Street West, between a point 4.5 metres east of York Street and a point 162 metres further east.

Menkes Developments Ltd. is constructing a 37-storey building and two 70-storey buildings at No. 1 York Street and No. 90 Harbour Street. This project requires a temporary sidewalk closure for a period of six months to enable construction to proceed.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the south sidewalk on Lake Shore Boulevard West, between a point 4.5 metres east of York Street and a point 162 metres further east, from December 1, 2012 to May 31, 2013.
2. Direct that Lake Shore Boulevard West be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. Menkes Developments 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 \$35,800.00.

DECISION HISTORY

On October 10, 2012, Toronto and East York Community Council deferred item TE19.4 entitled, "Final Report - 90 Harbour Street and 1 York Street - Official Plan Amendment and Zoning Amendment Application". This item will be reconsidered at the November 6, 2012 Toronto and East York Community Council meeting.

ISSUE BACKGROUND

Transportation Services has received an application from Menkes Developments Ltd. for a temporary closure of the south sidewalk on Lake Shore Boulevard West, between a point 4.5 metres east of York Street and a point 162 metres further east. 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 six months and needs Toronto and East York Community Council approval.

COMMENTS

No. 1 York Street and 90 Harbour Street are bounded by Lake Shore Boulevard West on the north side, Harbour Street on the south side, York Street on the west side and and No. 30 Harbour Street on the east side. There is no TTC service on this section of Lake Shore Boulevard West.

The proposed construction staging area will require closing the south sidewalk on Lake Shore Boulevard West, between a point 4.5 metres east of York Street and a point 162 metres further east. Pedestrians will be directed north on York Street or Bay Street, depending if they are west or east of the sidewalk closure.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

The Ward Councillor has been advised about this application.

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-0873, dated October 2012

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