Construction Staging Area – Walton Street

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<th>Date:</th>
<th>January 22, 2016</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Director, Transportation Services, Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 27</td>
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**SUMMARY**

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

GWL Realty Advisors and PCL Constructors Canada are constructing a 43-storey condominium at No. 43 Gerrard St W. They need to close the north sidewalk and north curb lane on Walton Street in order to do their work.

GWL Realty Advisors and PCL Constructors Canada also need to close the south curb lane and sidewalk on Gerrard Street West. This matter is dealt with in a companion report "Construction Staging Area – Gerrard Street West" requiring City Council approval.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the north side of Walton Street, between a point 6.2 metres east of Bay Street and a point 50.2 metres east of Bay Street, from January 1, 2016 to December 31, 2017.

2. Enact a "No Stopping Anytime" restriction on the north side of Walton Street, between a point 6.2 metres east of Bay Street and a point 50.2 metres east of Bay Street.
3. Direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

4. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for nighttime illumination, at their sole cost, to the satisfaction of the Ward Councillor.

5. Direct that Walton Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact
There is no financial impact to the City. GWL Realty Advisors and PCL Constructors Canada are 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 $306,000.00.

DECISION HISTORY
City Council, at its meeting on June 10, 11, 12 and 13, 2014, adopted Item 32.12 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at Nos. 43, 49, 51 Gerrard Street West and No. 695 Bay Street.

ISSUE BACKGROUND
Transportation Services has received an application from GWL Realty Advisors and PCL Constructors Canada for a temporary closure of the sidewalk and curb lane on the north side of Walton Street, between a point 6.2 metres east of Bay Street and a point 50.2 metres east of Bay Street from January 1, 2016 to December 31, 2017.

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
Walton Street, between Bay Street and the east end of Walton is a 9.2 metres wide roadway and has two-way traffic operation. The north side of the street is regulated by a "No Standing Anytime" restriction and the south side is regulated by a "No Stopping Anytime" restriction. The TTC does not operate on this portion of Walton Street.

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.

If the construction staging area is approved, the westbound curb lane and sidewalk on the north side of Walton Street flanking the site will be closed and pedestrians will be redirected to the south side of Walton Street. The remaining width of 6.0 metres will continue to accommodate 2 lanes of traffic.
To enhance traffic flow around the construction site, stopping will be prohibited at all times on the north side of Walton Street along the length of the staging area. There will be no impacts to street parking in the area. Impacts on traffic will be minimal.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

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**SIGNATURE**

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

**ATTACHMENTS**
1. Drawing No. 421G-1986, dated December 2015