Construction Staging Area – 43 Gerrard Street West

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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 south sidewalk, south curb lane and south bike lane on Gerrard Street West in order to do their work.

GWL Realty Advisors and PCL Constructors Canada also needs to close the north curb lane and sidewalk on Walton Street. This matter is dealt with in a companion report "Construction Staging Area – Walton Street" requiring Toronto and East York Community Council approval.

**RECOMMENDATIONS**

Transportation Services, Toronto and East York District recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and curb lane on the south side of Gerrard Street West, between a point 4.2 metres east of Bay Street and a point 76.6 metres east of Bay Street, from January 1, 2016 to December 31, 2017.

2. Enact a "No Stopping Anytime" restriction on the south side of Gerrard Street West, between a point 4.2 metres east of Bay Street and a point 76.6 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 Gerrard Street West 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 $580,000.00.

**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 south side of Gerrard Street West, between a point 4.2 metres east of Bay Street and a point 76.6 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 approval.

**COMMENTS**
Gerrard Street West, between Bay Street and Yonge Street, operates two-way with one traffic lane in each direction and bike lane, one in each direction. The north and south side of the street are regulated by a "No Stopping 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 proposed construction staging area is approved, the eastbound curb lane, bike lane and sidewalk on the south side of Gerrard Street West fronting the site will be closed and pedestrians will be redirected to temporary pedestrian walkway in the eastbound bike lane beside the construction staging area. To maintain capacity on Gerrard Street West, the traffic lanes will be realigned to maintain one westbound and one eastbound traffic lane. One westbound bike lane will also be maintained. Eastbound cyclists will be directed to either dismount or merge with traffic. To enhance traffic flow around the construction site, stopping will be prohibited at all times on the south side of Gerrard Street West along the length of the staging area. There will be no impacts to street parking in the area.

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

CONTACT
Ann S. Khan, P. Eng.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Phone: 416-397-5021
Fax: 416-392-1920
E-mail: akhan5@toronto.ca

SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

ATTACHMENTS
1. Drawing No. 421G-1985, dated December 2015