

TORONTO STAFF REPORT

August 18, 2006

To: Toronto and East York Community Council

From: Director, Transportation Services Toronto and East York District

Subject: Premises No. 25 York Street - Temporary Road Occupation to Accommodate Construction Staging Area
(Toronto Centre - Rosedale, Ward 28)

Purpose:

The purpose of this report is to establish a temporary pedestrian walkway within the north curb lane on Bremner Boulevard to facilitate the Menkes Developments Ltd. development incorporating Premises No. 25 York Street

Financial Implications and Impact Statement:

All costs associated with this proposal will be borne by the applicant.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 29-storey office building at a site on the north-east corner of York Street and Bremner Boulevard, the sidewalk and curb lane on the north side of Bremner Boulevard between York Street and a point 103.4 metres east of York Street be closed to vehicular traffic for a period of 25 months commencing September 28, 2006 and ending October 31, 2008;
- (2) stopping be prohibited at all times on the north side of Bremner Boulevard, between York Street and a point 103.4 metres east of York Street;
- (3) the existing No Standing Anytime regulation on the north side of Bremner Boulevard, between York Street and a point 44 metres east and from a point 69 metres east of York Street and the east end of the east-west leg be rescinded;

- (4) the existing No Standing, 1:00 a.m. to 6:00 p.m. regulation on the north side of Bremner Boulevard, between a point 44 metres east of York Street and a point 25 metres further east, be rescinded;
- (5) the existing Taxi-Cab Stand, 6:00 p.m. to 1:00 a.m. regulation on the north side of Bremner Boulevard, between a point 44 metres east of York Street and a point 25 metres further east, be rescinded;
- (6) upon completion of this project, Bremner Boulevard revert to its pre-construction traffic and parking operation and regulations;
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

Comments:

Transportation Services has received an application from Menkes Developments Ltd. for permission to temporarily occupy the sidewalk on the north side of Bremner Boulevard, between York Street and a point 103.4 metres further east, and to erect a covered pedestrian walkway within the curb lane on the north side of Bremner Boulevard, as shown on Drawing No. 42IF-8479, dated August 2006, to facilitate a staging area for the construction of a 29-storey office building at Premises No. 25 York Street.

The development of this property requires the excavation of the entire site within the property lines to a depth of three stories in order meet the obligation for the provision of below grade parking. In consideration of this, it is physically impossible for the construction of this building to be undertaken from private property, hence the need to provide a construction staging area within the road allowance on the north side of Bremner Boulevard.

The subject portion of Bremner Boulevard operates two-way. There is a No Standing restriction in effect on both sides of the street, with the exception of a taxi stand on the north side for four vehicles that is in effect between 6:00 p.m. and 1:00 a.m. Traffic will continue to operate two-way on Bremner Boulevard during construction, however the taxi stand will have to be temporarily removed for the duration of the project. There are no temporary locations in the immediate vicinity to relocate the taxi stand during the construction work.

City of Toronto Municipal Code Chapter 937-2 grants authority to staff to issue full or partial road closure permits for periods up to 30 days in connection with private construction. In considering that this proposed closure is to be in effect for 25 months, we are advising Toronto and East York Community Council of the intended road occupation.

Conclusion:

The right-of-way occupation mentioned above will cause some disruption/inconvenience in the immediate area, which is normal with any construction project of this magnitude. It should be

noted, however, that every effort will be made to minimize this disruption. With respect to noise, the applicant is required to comply with the provisions of Chapter 591 (Noise) of the City of Toronto Municipal Code.

Contact:

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Director

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List of Attachments:

(1) Drawing No. 42IF-8479, dated August 2006

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