



STAFF REPORT ACTION REQUIRED

George Street - Lane and Sidewalk Closure for Construction

Date:	April 5, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts07105te.top.doc

SUMMARY

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

Aspen Ridge Homes is building a condominium consisting of a 15-storey and a 24-storey tower at 234 Adelaide Street East, on the property bounded by George Street, Richmond Street East, Jarvis Street and Adelaide Street East. For this reason, Transportation Services must close the west sidewalk and west side of George Street for 25 months. Two-way traffic will be maintained on George Street for the duration of the project.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council approve the following actions:

1. close the west sidewalk and west side of George Street, between Richmond Street East and Adelaide Street East to pedestrians for 25 months, from May 2, 2007 to June 30, 2009;
2. during this period, replace the existing No Parking Anytime regulation on the west side of George Street, between Richmond Street East and Adelaide Street East, with “No Stopping Anytime”;
3. during this period, replace the existing Pay-and-Display parking on the east side of George Street between Richmond Street East and Adelaide Street East, with “No Stopping Anytime”; and
4. return George Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Aspen Ridge Homes will bear the costs.

ISSUE BACKGROUND

City Council, at its meeting of January 31, February 1 and 2, 2006, in considering Clause No. 5 of Report No. 1 of the Toronto East York Community Council, among other things, authorized the General Zoning Bylaw amendment with respect to lands known as 108-116 George Street and 234 Adelaide Street East. As part of this report, City Council authorized the construction of a two-tower residential development consisting of a 24-storey building, a 15-storey building and an eight-storey connecting podium.

Transportation Services has received an application from Aspen Ridge Homes for a temporary sidewalk closure and partial road closure on the west side of George Street, between Richmond Street East and Adelaide Street East, to use as a construction staging area to construct this development. 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 25 months and needs Community Council's approval.

COMMENTS

George Street, between Richmond Street East and Adelaide Street East, operates two-way with one lane in each direction. There is an existing "No Parking Anytime" regulation on the west side of the street and an existing pay-and-display parking regulation on the east side.

To maintain two-way traffic on George Street, adjacent to the proposed staging area on the west side of the street, nine existing parking spaces on the east side will have to be temporarily removed. Aspen Ridge Homes will be responsible for the lost revenues of these parking spaces.

We considered keeping a walkway open on the west side of George Street for pedestrians. However, the sidewalk closure locations are at signalized intersections at Richmond Street East and at Adelaide Street East, giving pedestrians safe locations to cross the street to the east side. Also, the volumes of pedestrians on George Street can be handled by the single sidewalk on the east side of the street.

We also reviewed keeping the parking spaces operational on the east side of George Street and closing southbound traffic at Richmond Street East. Northbound traffic would be maintained. However, we received comments from two business owners on George Street wanting to have southbound traffic maintained. In order to minimize confusion, with construction vehicles using the adjacent staging area, the only way to safely keep southbound traffic open is to remove the parking and make George Street two-way on the east side of the street. A new yellow centreline will be painted to clearly mark the new traffic lanes.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of three stories. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the west side of George Street. George Street will keep operating two-way, with pedestrians being diverted to the east side of George Street at Richmond Street East and at Adelaide Street East.

CONTACT

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SIGNATURE

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Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-8772, dated April 2007

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