



STAFF REPORT ACTION REQUIRED

La Plante Avenue - Closure for Construction

Date:	August 9, 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:	Ts07177te.top.doc

SUMMARY

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

Menkes Construction is building a 30-storey condominium at 770 Bay Street. The site is bounded by Bay Street on the east side, La Plante Avenue on the west side, and adjacent properties on the north and south sides. For this reason, Transportation Services must close a portion of the northbound lane and east sidewalk on La Plante Avenue, at the rear of the property, for 30 months, beginning September 1, 2007.

Two-way traffic will be maintained on La Plante Avenue. Eight pay-and-display parking spaces will have to be removed during construction. Pedestrians will be directed to use the sidewalk on the west side of La Plante Avenue.

RECOMMENDATIONS

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

1. close a portion of the northbound lane and the east sidewalk on La Plante Avenue, between a point 49 metres south of College Street and a point 47 metres further south, for 30 months, from September 1, 2007 to February 28, 2010;
2. during this period:

- i. implement “No Stopping Anytime” on the west side of La Plante Avenue, between a point 49 metres south of College Street and a point 47 metres further south; and
 - ii. remove the existing Pay and Display parking regulations on the west side of La Plante Avenue, between a point 49 metres south of College Street and a point 47 metres further south; and
3. return La Plante Avenue to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Menkes Construction will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Menkes Construction for a temporary occupation of a portion of the northbound lane and east sidewalk on La Plante Avenue, between a point 49 metres south of College Street and a point 47 metres further south, in order to provide a staging area to construct a 30-storey condominium at 770 Bay Street.

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 30 months and needs Council’s approval.

COMMENTS

The rear of Premises No. 770 Bay Street is bounded by La Plante Avenue. La Plante Avenue is a 8.25 metre wide two-way local roadway that runs south from College Street to Gerrard Street East. Currently La Plante Avenue is closed north of Gerrard Street East due to another development and access is only available to or from College Street. There is pay-and-display parking on the west side of the roadway and standing is prohibited on the east side. TTC service does not operate on La Plante Avenue.

Reasons for the partial road closure

Developing this property means building to the lot line on all sides. That makes it impossible to build from private property alone. The applicant needs a construction staging area on a portion of the northbound lane and the east sidewalk on La Plante Avenue, between a point 49 metres south of College Street and a point 47 metres south.

Two-way traffic will be maintained on La Plante Avenue in 3.3 metre wide lanes. Eight pay-and-display parking spaces will have to be removed during construction. Pedestrians will be directed to use the sidewalk on the west side of La Plante Avenue. Attached Drawing No. 421F-9047 depicts the proposed staging area.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-9047, dated August 2007

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