



STAFF REPORT ACTION REQUIRED

Broadview Avenue - Lane Closure for Construction

Date:	August 24, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth, Ward 29
Reference Number:	Ts07194te.top.doc

SUMMARY

Minto Pottery Inc. is building a 25-storey condominium at 1042 Broadview Avenue, on the west side of Broadview Avenue, north of Pottery Road. This work requires a construction staging area.

Transportation Services is requesting City Council authority to close the west sidewalk and southbound curb lane on Broadview Avenue for a period of 21 months to accommodate this requirement.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. close the sidewalk and curb lane on the west side of Broadview Avenue, between a point 38.5 metres north of Pottery Road and a point 98.0 metres north of Pottery Road to vehicles for 21 months, from October 1, 2007 to July 31, 2009;
2. amend the parking/stopping regulations on the west side of Broadview Avenue, between a point 38.5 metres north of Pottery Road and a point 98 metres north of Pottery Road for the duration of the closure period as follows:
 - a. rescind the “No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays” regulation;
 - b. rescind the “No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays” regulation; and

- c. implement a “No Stopping Anytime” regulation; and
3. revert Broadview Avenue to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Minto Pottery Inc. will bear the costs.

ISSUE BACKGROUND

City Council, at its Meeting of December 5, 6 and 7, 2005, in considering Clause No. 7 of Report No. 9 of the Toronto East York Community Council, among other things, authorized a Zoning By-law amendment with respect to lands known as 1042-1048 Broadview Avenue. As part of that report, City Council authorized construction of a residential development at this site.

Transportation Services has received an application from Minto Pottery Inc. for a temporary closure of the sidewalk and southbound curb lane, on the west side of Broadview Avenue, between a point 38.5 metres north of Pottery Road and a point 98 metres north of Pottery Road, so this area may be used as a construction staging area.

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 21 months and needs Council approval.

COMMENTS

Broadview Avenue, north of Pottery Road is 13 metres wide and operates two-way with two lanes of traffic in each direction. TTC bus routes operate in both directions on this section of Broadview Avenue. The following parking/stopping regulations are in effect.

West Side:

- No Stopping, from 7:00 a.m. to 9:00 a.m., Monday to Friday; and
- No Parking, from 4:00 p.m. to 6:00 p.m., Monday to Friday.

East Side:

- No Stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- No Parking, from 7:00 a.m. to 9:00 a.m., Monday to Friday.

Parking is allowed for a maximum period of 3 hours at other times in the area of the proposed construction staging area. There is no Pay-and-Display parking in this area.

Reasons for the partial road closure

Developing this property requires excavating the entire site to a depth of 18.5 metres. This makes it impossible to build from private property alone. The applicant needs a construction staging area within the public right-of-way on the west side of Broadview Avenue, as shown on the attached print of Drawing No. 421F-9066. Broadview Avenue will continue to operate as a two-way roadway and a pedestrian walkway will be provided on the west side of the street during construction as part of the staging agreement.

To minimize traffic congestion that may be caused by this proposal, construction signs will be installed at the applicant's expense advising motorists of the lane closure.

Transportation Services will also review traffic signal timings in the area to try and maximize traffic flow while this lane closure is in effect.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-9066, dated August, 2007

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