



## STAFF REPORT ACTION REQUIRED

### Closure for Construction - Redpath Avenue

<b>Date:</b>	May 22, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services Toronto and East York District
<b>Wards:</b>	St. Paul's, Ward 22
<b>Reference Number:</b>	Ts08100te.top.doc

### SUMMARY

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

Viseman Consulting Ltd is building 21-storey condominium at 83 Redpath Avenue. For this reason, Transportation Services must close the curb lane and sidewalk on the east side of Redpath Avenue for 20 months to enable construction of this project.

### RECOMMENDATIONS

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

1. Close the curb lane and sidewalk on the east side of Redpath Avenue between a point 55 metres north of Soudan Avenue and a point 65.4 metres further north from May 2008 to December 2009.
2. Implement a "No Standing Anytime" regulation on both sides of Redpath Avenue, between a point 55 metres north of Soudan Avenue and a point 65.4 metres further north.
3. Adjust the regulation authorizing the operation of parking machines, on the east side of Redpath Avenue, between Eglinton Avenue East and Soudan Avenue, from 9:00 a.m. to 4:00 p.m. and from 6:00 p.m. to 9:00 p.m., Monday to Friday; from 8:00 a.m. to 9:00 p.m., Saturday; and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$2.00 for one hour with a maximum of 3 hours, to indicate:

- a. from Soudan Avenue to a point 55 metres north; and
  - b. from a point 120.4 metres north of Soudan Street to Eglinton Avenue East.
4. Adjust the “No Parking Anytime” regulation on the west side of Redpath Avenue, from Manor Road East to the north end to indicate:
  - a. from Manor Road East to a point 55 metres north of Soudan Avenue; and
  - b. from a point 120.4 metres north of Soudan Avenue to the north end.
5. Adjust the “No Parking 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays”, on the east side of Redpath Avenue, between Eglinton Avenue East and Soudan Avenue, to indicate:
  - a. from Soudan Avenue to a point 55 metres north; and
  - b. from a point 120.4 metres north of Soudan Street to Eglinton Avenue East.
6. Rescind the “60 minutes, 8:00 a.m. to 6:00 p.m.” maximum parking regulation on the east side of Redpath Avenue, from Soudan Avenue to Eglinton Avenue East.
7. Require the applicant to pay to the Toronto Parking Authority a fee to cover lost parking revenues resulting from the curb lane closure for the duration of this project.
8. Return Redpath Avenue to its pre-construction traffic and parking regulations when the project is completed.

### **Financial Impact**

There is no financial impact on the City as Viseman Consulting Ltd will bear the costs.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Viseman Consulting Ltd for a temporary sidewalk and curb lane closure on the east side of Redpath Avenue, between a point 55 metres north of Soudan Avenue and a point 65.4 metres further north 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 20 months and needs Toronto and East York Community Council’s approval.

### **COMMENTS**

Redpath Avenue operates two-way on a road width of 8.5 metres. Parking is prohibited at all times on the west side of the street and allowed (pay and display regulations) on the east side of the street. No TTC service operates on this street.

If the construction staging area is approved, Redpath Avenue will be reduced to a width of 6 metres, enough to accommodate its current two-way operation. However, it is necessary to prohibit standing at all times on both sides of Redpath Avenue along the construction staging area. The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue from approximately 10 parking spaces impacted on the east side of Redpath Avenue. Minor delays may be experienced by traffic on Redpath Avenue at peak times of day.

### **Reasons for the partial road/lane closure**

Developing the property at 83 Redpath Avenue requires excavating the entire site to accommodate 3½ levels of underground parking. This makes it impossible to build from private property alone. The applicant requires a construction staging area within the road allowance on the east side of Redpath Avenue. Redpath Avenue will continue operating two-way and pedestrians will be diverted to a temporary walkway in the east side curb lane.

The closure and provisions for pedestrians are shown on the attached print of Drawing No. 421F-9284, dated May 2008.

While reviewing this application, staff identified a conflict between parking regulations signed on the east side of Redpath Avenue and a redundant entry retained in Chapter 400 of the former City of Toronto Municipal Code, that dates back to when authority was granted to install parking machines on this section of Redpath Avenue. Recommendation 6 above outlines the amendment required to “housekeep” Chapter 400 by removing the redundant entry.

### **CONTACT**

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### **SIGNATURE**

Andrew Koropeski, P.Eng.  
Director, Transportation Services

### **ATTACHMENTS**

Drawing No. 421F-9284, dated May 2008

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