



**STAFF REPORT
ACTION REQUIRED**

Lane and Sidewalk Closure – 53 Colgate Avenue

Date:	March 30, 2009
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth, Ward 30
Reference Number:	Ts09066te.top.doc

SUMMARY

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

George Popper Architects represents a developer constructing a 4-storey condominium at 53 Colgate Avenue, on the south side of Colgate Avenue, between Logan Avenue and Verral Avenue. Transportation Services has been requested to close the sidewalk and curb lane on the south side of Colgate Avenue for 13 months to facilitate construction.

Another nearby, but separate, condominium project is also proposed by George Popper Architects at 59 Colgate Avenue, between Verral Avenue and Carlaw Avenue. This issue is dealt with in a separate report “Lane and Sidewalk Closure – 59 Colgate Avenue”, also requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

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

1. Close the sidewalk and curb lane on the south side of Colgate Avenue, between a point 32.6 metres west of Verral Avenue and a point 56.4 metres west of Verral Avenue, from May 1, 2009, to May 30, 2010.
2. Implement “No Stopping Anytime” on the south side of Colgate Avenue, between a point 27.6 metres west of Verral Avenue and a point 61.4 metres west of Verral Avenue, during the subject time period.

3. Remove the existing “No Parking Anytime” regulation on the south side of Colgate Avenue, between a point 27.6 metres west of Verral Avenue and a point 61.4 metres west of Verral Avenue, during the subject time period.
4. Return Colgate Avenue to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. The developer of this site will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from George Popper Architects for a temporary sidewalk and lane closure on the south side of Colgate Avenue, between a point 32.6 metres west of Verral Avenue and a point 56.4 metres west of Verral Avenue, 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 13 months and needs Toronto and East York Community Council’s approval.

COMMENTS

Colgate Avenue, between a point 32.6 metres west of Verral Avenue and a point 56.4 metres west of Verral Avenue, is 12.8 metres wide and operates two-way with one lane in each direction. There are existing “One Hour Parking, 8:00 a.m. to 6:00 p.m.” and overnight permit parking regulations on the north side of the street and a “No Parking Anytime” regulation on the south side of the street . There are no T.T.C. bus routes on Colgate Avenue.

Reasons for the partial road closure

Developing this property requires the excavation of the entire site. The applicant needs a construction staging area within the road allowance on the south side of Colgate Avenue. Pedestrians on the south side of the street will be redirected to a temporary walkway beside the construction staging area. Traffic will continue to operate two-way on Colgate Avenue and there will be no impact on the existing parking on the north side of the street.

CONTACT

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SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

(1) Drawing No. 421F-9614, dated March 2009

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