



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 59 Colgate Avenue

Date:	January 23, 2012
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Danforth, Ward 30
Reference Number:	Ts2012051te.top.doc

SUMMARY

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

Urban Fabric Development (Colgate) Inc. is constructing a 3.5-storey condominium building at 59 Colgate Avenue, on the southeast corner of Colgate Avenue and Verral Avenue. They need to close the south side of Colgate Avenue in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the south sidewalk and south portion of Colgate Avenue, between Verral Avenue and a point 25.4 metres east of Verral Avenue, from February 15, 2012 to March 31, 2013.
2. Approve the removal of the existing "No Parking Anytime" restriction on the south side of Colgate Avenue, between Verral Avenue and a point 30.4 metres east of Verral Avenue from February 15, 2012 to March 31, 2013.
3. Approve the implementation of a "No Stopping Anytime" restriction on the south side of Colgate Avenue, between Verral Avenue and a point 30.4 metres east of Verral Avenue from February 15, 2012 to March 31, 2013.
4. Direct that Colgate Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. Urban Fabric Development (Colgate) Inc. is responsible for all costs, including payment of fees to the City for the occupancy of the right of way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$10,000.00.

DECISION HISTORY

The Ontario Municipal Board, by its decision issued on October 8, 2008, deemed it advisable to amend the General Zoning By-law No. 438-86, with respect to lands known as 59 Colgate Avenue.

Toronto and East York Community Council, at its meeting of April 21, 2009, in considering Item No. TE25.42, among other things, approved the closure of the sidewalk and curb lane on the south side of Colgate Avenue, between Verral Avenue and a point 25.4 metres east of Verral Avenue, from May 1, 2009 to November 30, 2010, subject to the owner entering into and executing a Site Plan Agreement with the City.

ISSUE BACKGROUND

A Site Plan Agreement was not entered into by the owner during the period that the construction staging area had been approved by Toronto and East York Community Council. Therefore, the approval lapsed.

Transportation Services has received a subsequent application from Urban Fabric Development (Colgate) Inc. for a temporary closure of the south sidewalk and south portion of Colgate Avenue, between Verral Avenue and a point 25.4 metres west of Verral Avenue. Community Planning has advised that a Site Plan Agreement was registered for this property on November 23, 2011.

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 14 months and needs Toronto and East York Community Council's approval.

COMMENTS

Colgate Avenue, west of Verral Avenue, is 12.8 metres wide and operates two-way with one lane in each direction. It is regulated by "One Hour Parking, 8:00 a.m. to 6:00 p.m." and Overnight Permit Parking restrictions on the north side of the street and a "No Parking Anytime" restriction on the south side. There are no T.T.C. routes on this portion of Colgate Avenue.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building. A pedestrian walkway will be maintained on the south side of Colgate Avenue, beside the construction staging area, for the duration of the project.

CONTACT

Bryan Muir, A.Sc.T., Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: 416-397-4588
Fax: 416-392-8504
e-mail: bmuir@toronto.ca

SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0564, dated January 2012

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