



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – George Street

Date:	May 18, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2012129te.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.

Alterra – Finer (Post House) Ltd. is constructing a 21-storey condominium building at 105 George Street, on the east side of George Street, between Adelaide Street East and Richmond Street East. They need to close the sidewalk and parking lane on the east side of George Street in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and parking lane on the east side of George Street, between a point 43.1 metres north of Adelaide Street East and a point 63.6 metres north of Adelaide Street East, from June 14, 2012 to February 1, 2014.
2. During this period, approve the removal of the existing "60 minute parking, 8:00 a.m. to 6:00 p.m." regulation on the east side of George Street, between a point 33.1 metres north of Adelaide Street East and a point 68.6 metres north of Adelaide Street East.
3. During this period, approve the removal of the existing Pay & Display parking regulations on the east side of George Street, between a point 33.1 metres north of Adelaide Street East and a point 68.6 metres north of Adelaide Street East.

4. During this period, approve the implementation of a "No Stopping Anytime" regulation on the east side of George Street, between a point 33.1 metres north of Adelaide Street East and a point 68.6 metres north of Adelaide Street East.
5. Direct that George Street 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. Alterra – Finer (Post House) Ltd. 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 \$20,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from Alterra – Finer (Post House) Ltd. for a temporary closure of the sidewalk and parking lane on the east side of George Street, between a point 43.1 metres north of Adelaide Street East and a point 63.6 metres north of Adelaide Street East, to use as a construction staging area to construct a 21-storey condominium.

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

COMMENTS

George Street, between a point 43.1 metres north of Adelaide Street East and a point 63.6 metres north of Adelaide Street East, is 10 metres wide and operates two-way with one lane of traffic in each direction. It is regulated by Pay & Display parking and Overnight Permit Parking regulations on the east side of the street and a "No Parking Anytime" regulation on the west side. There are no T.T.C. routes on this portion of George Street.

Five parking spaces will have to be removed from the east side of the street to accommodate the construction staging area. The applicant will have to pay for the lost revenue to the Toronto Parking Authority.

The impact on the available overnight permit parking spaces was reviewed when the application was processed. The block of George Street, between Adelaide Street East and Richmond Street East, is within Permit Area 6J. According to permit parking records, there are five parking spaces on this block. However, when Transportation Services staff reviewed the available parking on this block, we found that there are actually 13 parking spaces. Although the proposed construction staging area will require the temporary removal of five spaces, there are still eight spaces remaining. This means that the temporary removal of these parking spaces will not adversely affect the existing availability of overnight permit parking spaces on this block. The Permit Parking Section will revise their records accordingly.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 13 metres. The applicant needs a construction staging area within the road allowance in order to construct the building. Pedestrians will be redirected to the west side of George Street for the duration of the project. Pedestrian crossing locations exist at the signalized intersections at Adelaide Street East to the south and at Richmond Street East to the north.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
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Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0708, dated May 2012

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