



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – No. 97 Eglinton Avenue East

Date:	February 1, 2013
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	St. Paul's, Ward 22
Reference Number:	Ts2013036te.top.doc

SUMMARY

Transportation Services is requesting authority to close a section of the south sidewalk and curb lane on Eglinton Avenue East and establish a temporary pedestrian walkway in the closed lane.

Madison Eglinton Ltd. is constructing a 36-storey building and a 33-storey building at No. 97 Eglinton Avenue East. This project requires a temporary sidewalk and lane closure for a period of 34 months to enable construction to proceed. This will result in the loss of four pay-and-display parking spaces.

This work also requires closing sections of the sidewalk and road on Dunfield Avenue and Lillian Street. These matters are dealt within a companion report "Construction Staging Areas – Dunfield Avenue and Lillian Street" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the south sidewalk and curb lane on Eglinton Avenue East, between Dunfield Avenue and Lillian Street, from March 22, 2013 to December 31, 2015.
2. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate the Pan Am festivities during the months of July and August 2015.

3. City Council approve the implementation of a "No Stopping Anytime" regulation on the south side of Eglinton Avenue East, between Dunfield Avenue and Lillian Street, from March 22, 2013 to December 31, 2015.
4. City Council adjust the existing "No Stopping, 7:00 a.m. to 9:00 a.m., except Saturdays, Sundays and Public Holidays" regulation on the south side of Eglinton Avenue East, between Bayview Avenue and Belt Line Bridge, to be in effect from Bayview Avenue to Lillian Street and from Dunfield Avenue to Belt Line Bridge, from March 22, 2013 to December 31, 2015.
5. City Council adjust the existing "No Stopping, 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" regulation on the south side of Eglinton Avenue East, between Bayview Avenue and Yonge Street, to be in effect from Bayview Avenue to Lillian Street and from Dunfield Avenue to Yonge Street, from March 22, 2013 to December 31, 2015.
6. City Council adjust the existing "Pay-and-Display Parking, 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday, 1:00 p.m. to 9:00 p.m., Sunday, \$2.25 for 1 hour, 3-hour maximum" regulation on the south side of Eglinton Avenue East, between Dunfield Avenue and Mount Pleasant Road, to be in effect from Lillian Street to Mount Pleasant Road, from March 22, 2013 to December 31, 2015.
7. City Council direct that Eglinton Avenue East 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. Madison Eglinton 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 \$105,120.00.

DECISION HISTORY

On May 11, 2010, City Council adopted Toronto and East York Community Council Item No. 33.5 entitled "Final Report – 79 Dunfield Avenue, 85-117 Eglinton Avenue East – Rezoning Application" amending Zoning By-law 438-86.

ISSUE BACKGROUND

Transportation Services has received an application from Madison Eglinton Ltd. for a temporary closure of the sidewalk and curb lane on the south side of Eglinton Avenue East, between Dunfield Avenue and Lillian Street. They have also requested a temporary closure of sections of the sidewalk and road on Dunfield Avenue and Lillian Street. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 34 months. Therefore, the closure on Eglinton Avenue East needs City Council approval and the

closures on Dunfield Avenue and Lillian Street need Toronto and East York Community Council approval.

COMMENTS

Eglinton Avenue East consists of two westbound and three eastbound lanes in the vicinity of the proposed staging area. The curb lanes on Eglinton Avenue East are designated for high occupancy vehicles during the weekday morning and afternoon peak periods. There is pay-and-display parking on part of the south side of this section of Eglinton Avenue East, outside of the weekday morning and afternoon peak periods when stopping is prohibited. TTC route Nos. 34 and 54 operate on this section of Eglinton Avenue East.

The proposed construction staging area will require temporarily closing the south side curb lane on Eglinton Avenue East, between Dunfield Avenue and Lillian Street. Stopping will be prohibited on the south side of Eglinton Avenue East in the vicinity of the staging area. This will result in the loss of four pay-and-display parking spaces. The applicant will be required to pay for the lost revenue for these spaces to the Toronto Parking Authority for the duration of the project.

The proposed construction staging areas on Dunfield Avenue and Lillian Street are dealt within a companion report "Construction Staging Areas – Dunfield Avenue and Lillian Street" requiring Toronto and East York Community Council approval.

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.

The Ward Councillor has been advised about this application.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0964, dated January 2013

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