



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 763 Woodbine Avenue

Date:	March 10, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Ward:	Beaches-East York, Ward 32
Reference Number:	Ts2015037te.top.doc

SUMMARY

TMG Builders is constructing a 7-storey condominium at No. 763 Woodbine Avenue, on the southeast corner of Woodbine Avenue and Gerrard Street East. They need to close the sidewalk and the curb lane on the south side of Gerrard Street East in order to do their work.

Transportation Services is requesting approval to close the sidewalk and curb lane on the south side of Gerrard Street East to accommodate the construction staging area.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the south side of Gerrard Street East, between Woodbine Avenue and a point 55.9 metres further east, from May 6, 2015 to March 30, 2017;
2. City Council rescind the existing "No Stopping, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays" regulation on the south side of Gerrard Street East, between Woodbine Avenue and a point 55.9 metres further east;
3. City Council enact a "No Stopping Anytime" regulation on the south side of Gerrard Street East, between Woodbine Avenue and a point 55.9 metres further east;
4. 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; and

5. City Council direct that Gerrard Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. TMG Builders 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 \$26,100.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Orders issued on December 18, 2009 and July 10, 2014, in relation to Board File No. PL080819, amended Zoning By-law No. 438-86, for the lands municipally known as 763 to 765 Woodbine Avenue and 1945 through 1955 Gerrard Street East.

ISSUE BACKGROUND

Transportation Services has received an application from TMG Builders for a temporary closure of the sidewalk and curb lane on the south side of Gerrard Street East, between Woodbine Avenue and a point 55.9 metres east of Woodbine Avenue, to provide a construction staging area for a 7-storey condominium that they are building.

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 23 months and requires City Council approval. Councillor McMahon's office is aware of this project.

COMMENTS

Gerrard Street East, between Woodbine Avenue and a point 55.9 metres east of Woodbine Avenue, operates two-way with two traffic lanes in each direction. The south side of the street has a "No Stopping, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays" regulation and the north side has a "No Stopping, 7:00 a.m. to 9:00 a.m., Mon. to Fri., except public holidays" regulation. The TTC Route No. 506 operates on this portion of Gerrard Street East.

The proposed construction staging area will require the temporary closure of the south sidewalk and south curb lane fronting the site. A temporary pedestrian walkway will be established in the south curb lane beside the construction staging area.

Transportation Services staff will address traffic congestion caused by this construction staging area by modifying traffic signal timings in the area where possible to manage traffic flow. Also, the applicant will be required to minimize deliveries to the site between 4:00 p.m. and 6:00 p.m. on weekdays so eastbound traffic flow is not impeded during the afternoon rush period.

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 maintain a pedestrian walkway around the site.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

Attachment 1: Drawing No. 421G-1690 - dated March, 2015

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