



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area Time Extension – 21 Avenue Road

<b>Date:</b>	August 21, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 27
<b>Reference Number:</b>	Ts2015140te.top.doc

#### SUMMARY

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21 Avenue Building Group Inc. is converting a 31-storey hotel into a mixed use building at No. 21 Avenue Road. It is also constructing a 39-storey mixed use building on the northeast corner of Avenue Road and Cumberland Street and constructing a 10-storey mixed use building on the southeast corner of Avenue Road and Yorkville Avenue. They need to continue to close a section of the east sidewalk and northbound curb and second lane on Avenue Road in order to complete their work.

City Council, at its meeting on October 30, 2012, in considering Item TE19.33, among other things, approved the closure of the sidewalk, curb lane and second lane on the east side of Avenue Road, between Cumberland Street and a point 68 metres north, from November 1, 2012 to December 31, 2014.

21 Avenue Building Group Inc. also needs to continue to close the north sidewalk and curb lane on Cumberland Street, between Avenue Road and a point 45 metres east of Avenue Road, and 1.17 metres of the sidewalk on the south side of Yorkville Avenue, between Avenue Road and the first lane east of Avenue Road. This matter is dealt with in a companion report "Construction Staging Area Time Extension – Cumberland Street and Yorkville Avenue" requiring Toronto and East York Community Council approval.

#### RECOMMENDATION

**Transportation Services recommends that:**

1. City Council approve the continuation of the closure of the sidewalk, curb lane and second lane on the east side of Avenue Road, between Cumberland Street and a point 68 metres north, from September 1, 2015 to June 30, 2016.

2. City Council approve the continuation of the "No Stopping Anytime" regulation on the east side of Avenue Road, between Cumberland Street and Yorkville Avenue, from September 1, 2015 to June 30, 2016.
3. City Council approve the continuation of the adjustment of the existing "No Parking Anytime" regulation on the east side of Avenue Road, from Bloor Street West to a point 293 metres north of Yorkville Avenue, to be in effect from Bloor Street West to Cumberland Street, and from a point 158 metres north of Yorkville Avenue to a point 293 metres further north, from September 1, 2015 to June 30, 2016.
4. City Council approve the continuation of the adjustment of the existing "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays" regulation on the east side of Avenue Road, from Bloor Street West to a point 158 metres north of Yorkville Avenue, to be in effect from Bloor Street West to Cumberland Street from September 1, 2015 to June 30, 2016.
5. City Council direct that Avenue Road 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. 21 Avenue Building Group 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 \$386,600.00.

### **DECISION HISTORY**

City Council, at its meeting on October 30, 2012, in considering Item TE19.33, among other things, approved the closure of the sidewalk, curb lane and second lane on the east side of Avenue Road, between Cumberland Street and a point 68 metres north, from November 1, 2012 to December 31, 2014.

### **ISSUE BACKGROUND**

Transportation Services has received a request from 21 Avenue Building Group Inc. to continue to keep the sidewalk, curb lane and second lane on the east side of Avenue Road, between Cumberland Street and a point 68 metres north, closed because the work is not yet complete. They have requested the closures to be extended until June 30, 2016.

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 an additional 10 months and need City Council approval. Councillor Wong-Tam's office is aware of this proposal.

## **COMMENTS**

Avenue Road normally consists of three northbound through lanes, three southbound through lanes and a southbound left-turn lane, between Cumberland Street and Yorkville Avenue. However, there are two northbound lanes on Avenue Road just north of Bloor Street West and the third northbound lane develops approaching Cumberland Street. The present construction staging area has altered the lane configuration to two northbound through lanes, two southbound through lanes, and one southbound through/left turn lane.

After June 30, 2016, 21 Avenue Building Group Inc. proposes to reopen one of the northbound lanes. This will change Avenue Road to the ultimate configuration of the street when work is complete, which is 2 northbound lanes, 3 southbound lanes and a southbound left-turn lane to Cumberland Street. The TTC route Nos. 5 and 142 operate on Avenue Road.

### **Reasons for the partial road closure**

21 Avenue Building Group Inc. has advised us that they have not completed construction of this development. They need to continue to keep the sidewalk, curb lane and second lane on the east side of Avenue Road, between Cumberland Street and a point 68 metres north, closed until June 30, 2016, when they can reopen one of the northbound lanes.

## **CONTACT**

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## **SIGNATURE**

Kyp Perikleous  
Director, Transportation Services  
Toronto and East York District

## **LIST OF ATTACHMENTS**

1. Drawing No. 421G-1880, dated August, 2015

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