



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 139 – 145 Redpath Avenue

Date:	August 14, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	St Paul's, Ward 22
Reference Number:	Ts2015144te.top.doc

SUMMARY

Red Roe Developments Limited Partnership is building a 34 storey condominium at Nos. 139-145 Redpath Avenue and Nos. 183-195 Roehampton Avenue, on the southeast corner of Redpath Avenue and Roehampton Avenue. Collectively, this site will be addressed as 155 Redpath Avenue. To enable construction, Transportation Services must close the east side sidewalk and a portion of the east side curb lane on Redpath Avenue, for a period of 24 months.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the east sidewalk and a portion of the east curb lane fronting 139-145 Redpath Avenue for 24 months, from September 1, 2015 to August 31, 2017, as shown on Drawing No. 421G-1879 attached to the report dated August, 2015 entitled, "Construction Staging Area – 139-145 Redpath Avenue", from the Director, Transportation Services, Toronto and East York District.
2. City Council prohibit stopping at all times on the east side of Redpath Avenue, between the south curb line of Roehampton Avenue and a point 69.0 metres south of Roehampton Avenue for the duration of the closure outlined in Recommendation No. 1.

3. City Council amend the existing "No Parking 8:00 a.m. to 6:00 p.m., Monday to Friday" regulation on the east side of Redpath Avenue, from Eglinton Avenue East to a point 30.5 metres south of Roehampton Avenue, to apply from Eglinton Avenue East to a point 69.0 metres south of Roehampton Avenue for the duration of the closure outlined in Recommendation No. 1.
4. City Council direct that Redpath Avenue be returned to its pre-construction parking and traffic regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Red Roe Developments Limited Partnership 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 \$284,700.00.

ISSUE BACKGROUND

Transportation Services has received an application from Red Roe Developments Limited Partnership requesting a temporary closure of the east side sidewalk and a portion of the east curb lane on Redpath Avenue to use as a construction staging area to construct a condominium development at this site. 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 24 months and needs City Council's approval. Councillor Matlow is aware of the proposal.

COMMENTS

Redpath Avenue, is a collector street that runs north and south, between Erskine Avenue and Manor Rd East. Redpath Avenue, between Eglinton Avenue East and Roehampton Avenue operates two lanes, one in each direction. TTC bus route 141 Downtown / Mt Pleasant Express operates through this section of Redpath Avenue during the morning and afternoon peak periods. There will be no disruption of TTC service on this street.

If the construction staging area is approved, the east curb lane and sidewalk on Redpath Avenue fronting the site will be closed and pedestrians will be redirected into a protected covered walkway within the closed east curb lane. The remaining width will continue to accommodate 2 lanes of traffic. To enhance traffic flow around the construction site, stopping will be prohibited at all times on the east side of Roehampton Avenue along the length of the staging area. There will be no impacts to street parking in the area. Impacts on traffic will be minimal.

Reasons for the partial road closure

Developing this property requires excavating the entire site to a depth of 15 metres. The applicant requires a construction staging area within the road allowance on the south side of Roehampton Avenue to enable construction.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

ATTACHMENTS

1. Drawing No. 421G-1879, dated August, 2015

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