



STAFF REPORT ACTION REQUIRED

James Street - Closure for Construction

Date:	August 8, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts07178te.top.doc

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

PCL Constructors Canada Inc. is constructing a new lobby at 20 Queen Street West. The site is located on the north east corner of Queen Street East and James Street, just east of Bay Street. For this reason, Transportation Services must close a portion of the northbound lane for 10 months, beginning October 1, 2007.

Two-way traffic will be maintained on James Street. Three pay-and-display parking spaces and a three vehicle taxi-cab stand will have to be removed during construction. Pedestrians will be accommodated through a protected walkway on the east side of James Street.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council approve the following actions:

1. close a portion of the northbound lane and divert the east sidewalk on James Street, between Queen Street West and a point 32 metres further north, for 10 months, from October 1, 2007 to July 31, 2008;
2. during this period:
 - i. implement “No Stopping Anytime” on the west side of James Street, between Queen Street West and a point 45.1 metres further north;

- ii. remove the existing Taxi-Cab Stand parking regulations on the west side of James Street, between a point 23.5 metres north of Queen Street West and a point 21.6 metres further north; and
 - iii. remove the existing Pay and Display parking regulations on the east side James Street, between Queen Street East and a point 32 metres further north; and
3. return James Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. PCL Constructors Canada Inc. will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from PCL Constructors Canada Inc. for a temporary occupation of a portion of the northbound lane and a diversion of the east sidewalk on James Street, between Queen Street West and a point 32 metres further north, in order to provide a staging area to construct a new lobby at 20 Queen Street West.

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 10 months and needs Community Council approval.

COMMENTS

20 Queen Street West is located on the north east corner of Queen Street East and James Street. James Street is a 12.7 metre wide two-way local roadway that runs north from Queen Street East. There is a three vehicle taxi-cab stand on the west side of the subject section of James Street and pay-and-display parking on the east side. TTC service does not operate on James Street.

Reasons for the partial road closure

The proposed work at this site is a modification to the existing structure and can not be completed from private property alone. The applicant needs a construction staging area on a portion of the northbound lane and the east sidewalk on James Street, between Queen Street West and a point 32 metres further north.

Two-way traffic will be maintained on James Street. Three pay-and-display parking spaces and a three vehicle taxi-cab stand will have to be removed during construction. Pedestrians will be accommodated through a protected walkway on the east side of James Street. Attached Drawing No. 421F-9048 depicts the proposed staging area.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-9048, dated August 2007

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