



STAFF REPORT ACTION REQUIRED

Princess Street - Lane Closure for Construction

Date:	August 9, 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:	Ts07172te.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.

Harhay Construction Management Ltd. is building a 13-storey condominium building at 275 King Street East, on the south side of King Street East, between Sherbourne Street and Princess Street. For this reason, Transportation Services must close the curb lane and divert the sidewalk on the west side of Princess Street for 13 months.

RECOMMENDATIONS

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

1. close the curb lane and divert the sidewalk on the west side of Princess Street between King Street East and Abbey Lane, for 13 months, from September 1, 2007 to September 30, 2008;
2. during this period:
 - i. implement “No Stopping Anytime” on the east side of Princess Street, between King Street East and Abbey Lane;
 - ii. remove the existing “No Parking Anytime”, on the east side of Princess Street, between King Street East and Abbey Lane;

- iii. remove the existing Pay and Display parking regulations on the west side of Princess Street, between King Street East and Abbey Lane; and
 - iv. remove the existing “One Hour Parking, 8:00 a.m. to 6:00 p.m.” regulation on the west side of Princess Street, between King Street East and Abbey Lane; and
3. return Princess Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Harhay Construction Management Ltd. will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Harhay Construction Management Ltd. for a temporary curb lane closure and sidewalk diversion on the west side of Princess Street, between King Street East and Abbey Lane, in order to provide a construction staging area to construct this development. 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 13 months and needs Council’s approval.

COMMENTS

Princess Street, between King Street East and Abbey Lane is 11.5 metres wide and operates north/south with one lane in each direction. Parking is prohibited on both sides of Princess Street except for three pay-and-display parking spaces on the west side, just north of Abbey Lane. TTC service does not operate on Princess Street.

Reasons for the partial road closure

Developing this property means excavating the entire site 11.5 metres below grade to the lot lines on all sides. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the west side of Princess Street.

The above noted recommendations will allow two-way traffic on Princess Street to be maintained. Pedestrians will be accommodated through a protected walkway within the staging area. The three pay-and-display parking spaces on the west side of Princess Street will have to be removed during the closure. Attached Drawing No. 421F-9043 depicts the proposed staging area.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-9043, dated August 2007

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