



**STAFF REPORT
ACTION REQUIRED**

Tecumseth Street and Tecumseth Place - Closure for Construction

Date:	November 12, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 19
Reference Number:	Ts07233te.top.doc

SUMMARY

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

Minto 755King Incorporated is building 12-storey and 17-storey condominiums at 775 King Street West. This project requires temporary road closures to enable construction work to proceed. Transportation Services is requesting Community Council authority to:

- (a) close a section of the west curb lane and sidewalk on Tecumseth Street, south of King Street West for 24 months;
- (b) establish a temporary pedestrian walkway in the west curb lane on Tecumseth Street; and
- (c) fully close the north leg of Tecumseth Place and the north-south section of Tecumseth Place from the north leg to a point 29 metres south.

RECOMMENDATIONS

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

- 1. close the curb lane and sidewalk on the west side Tecumseth Street from King Street West to Tecumseth Place from January 2008 to December 2009;

2. fully close the north leg of Tecumseth Place and the north-south section of Tecumseth Place from the north leg to a point 29 metres south thereof from January 2008 to December 2009;
3. amend the parking regulations on the west side of Tecumseth Street, between King Street West and Wellington Street West for the duration of the closure period as follows:
 - (a) rescind the “No Parking Anytime” regulation on the section from King Street West to Tecumseth Place;
 - (b) amend the “No Parking Anytime” regulation from Wellington Street West to King Street West to indicate from Wellington Street West to the north leg of Tecumseth Place; and
 - (c) prohibit stopping at all times from King Street West to the north leg of Tecumseth Place;
4. amend the parking regulations on the east side of Tecumseth Street, between King Street West and Wellington Street West for the duration of the closure period as follows:
 - (a) rescind the 60 minutes maximum parking, 10:00 a.m. to 6:00 p.m., Monday to Friday, regulation from Wellington Street West to King Street West;
 - (b) prohibit stopping at all times from King Street West to a point 30 metres south thereof;
 - (c) prohibit standing from 7:00 a.m. to 7:00 p.m., Monday to Friday, from a point 30 metres south of King Street West to a point 52 metres further south thereof;
 - (d) restrict parking to a maximum of 60 minutes from 10:00 a.m. to 6:00 p.m., Monday to Friday, from Wellington Street West to a point 82 metres south of King Street West;
 - (e) adjust the “No Parking Except By Permit, 12:01 a.m. to 10:00 a.m.” regulation at all times from Wellington Street West to King Street West to indicate at all times, except no stopping from King Street West to a point 30 metres south and no standing, from 7:00 a.m. to 7:00 p.m., Monday to Friday, from a point 30 metres south of King Street West to a point 52 metres further south; and
5. return Tecumseth Street and Tecumseth Place to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City as Minto 755King Incorporated will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Minto 755King Incorporated for temporary road/lane closures. 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 Toronto and East York Community Council's approval.

COMMENTS

Tecumseth Street operates two-way with one lane of traffic in each direction on a road width of 9.8 metres. Permit parking and one hour parking are permitted on the east side of Tecumseth Street between King Street West and Wellington Street West. Tecumseth Place is a public lane about 4 metres in width. Parking is prohibited at all times on Tecumseth Place.

Reasons for the partial road/lane closure

Developing the property at 755 King Street West requires excavating the entire site to a depth of 10 metres for underground parking, which makes it possible to build from private property alone. The applicant requires a construction staging area that will:

- enclose the north leg of Tecumseth Place and the north-south section of Tecumseth Place from the north leg to a point 29 metres south; and
- a section of the sidewalk and west curb lane on the west side of Tecumseth Street.

Tecumseth Place is a crescent intersecting with Tecumseth Street at two locations between Wellington Street West and King Street West. The temporary closure of the north leg and northerly section of the north-south leg of Tecumseth Place will cause minor circulatory inconvenience for users of the lane. Access will be maintained by way of the south leg and southerly section of the north-south leg.

Tecumseth Street will keep operating two-way between King Street West and the north leg of Tecumseth Place on a narrowed road with about 7.5 metres. A covered pedestrian walkway will be provided on the west side of the street.

To provide turning radius for delivery trucks accessing the Tecumseth Place stage area during the working day, standing should be prohibited from 7:00 a.m. to 7:00 p.m., Monday to Friday, on the east side of Tecumseth Street from a point 30 metres south of King Street West to a point 52 metres further south. This section of Tecumseth Street is in Permit Parking Area 4I which currently has 136 available on-street parking spaces. There is a surplus of parking permits available for this area and the temporary daytime loss of parking should not pose a significant problem in the area. To ensure unimpeded north/south traffic flow near King Street West on the narrowed section of Tecumseth

Street, stopping should be prohibited at all times on both sides within 30 metres of King Street West.

The closures and provisions for pedestrians are shown on the attached print of Drawing No. 421F-9128, dated November 2007.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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ATTACHMENTS

Drawing No. 421F-9128, dated November, 2007

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