



STAFF REPORT ACTION REQUIRED

Closure for Construction – Portland Street

Date:	May 22, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts080099te.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.

Accel High Rise Construction Ltd. are building a 11-storey condominium at 75 Portland Street. Transportation Services is requesting authority to close the sidewalk and curb lane on the east side of Portland Street for 15 months to enable construction of this project.

RECOMMENDATIONS

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

1. Close the curb lane and sidewalk on the east side of Portland Street between a point 38.0 metres south of King Street West and a point 51.0 metres further south, from May 2008 to July 2009.
2. Implement a “No Standing Anytime” regulation on the west side of Portland Street, between a point 38.0 metres south of King Street West and a point 51.0 metres further south.
3. Implement a “No Stopping Anytime” regulation on the east side of Portland Street between a point 38.0 metres south of King Street West and a point 51.0 metres further south.
4. Adjust the regulation authorizing the operation of parking machines, on the east side of Portland Street, between Front Street West and King Street West, from

8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours, to indicate:

- a. from Front Street West to a point 89.0 metres south of King Street West;
and
 - b. from a point 38.0 metres south of King Street West to Queen Street West.
5. Adjust the “No Parking Anytime” regulation on the west side of Portland Street, for its entire length to indicate:
 - a. from Front Street West to a point 89.0 metres south of King Street West;
and
 - b. from a point 38.0 metres south of King Street West to Queen Street West.
6. Implement a temporary Permit Parking area to be in effect from 12:00 a.m. to 7:00 a.m. on the north side of Wellington Street West, between a point 152.4 metres east of Bathurst Street and Portland Street.
7. Require the applicant to pay to the Toronto Parking Authority a fee to cover lost parking revenues resulting from the curb lane closure for the duration of this project.
8. Return Portland Street and Wellington Street West to their pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Accel High Rise Construction Ltd. will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Accel High Rise Construction Ltd. to close the sidewalk and curb lane on the east side of Portland Street between a point 38.0 metres south of King Street West and a point 51.0 metres further south. This area is required for use as a 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 15 months and needs Toronto and East York Community Council’s approval.

COMMENTS

Portland Street operates two-way on a road width of 9.75 metres. Pay and display parking and permit parking are in effect on the east side of the street. Parking is prohibited at all times on the west side of the street. If the construction staging area is approved, Portland Street will be reduced to a width of 7.5 metres, enough to

accommodate its current two-way operation. There will be a temporary loss of approximately 5 permit parking spaces on Portland Street. Hence, to minimize the impact on residents and permit parking holders, temporary permit parking spaces will be provided on the north side of Wellington Street West, between a point 152.4 metres east of Bathurst Street and Portland Street. Stopping would be prohibited at all times on the east side of the street along the length of the staging area and standing would be prohibited at all times on the west side of the street along the length of the staging area. The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue from Portland Avenue. Minor delays may be experienced to traffic. No TTC service operates on this street.

Reasons for the partial road/lane closure

Developing the property at 75 Portland Street requires excavating the entire site to accommodate 3 levels of underground parking, which makes it impossible to build from private property alone. The applicant requires a construction staging area within the road allowance on the east side of Portland Street. Portland Street will continue to operate two-way traffic and pedestrians will be diverted to a temporary walkway provided in the east side curb lane.

The closures and provisions for pedestrians are shown on the attached print of Drawing No. 421F-9304, dated May 2008.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9304, dated May 2008

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