



STAFF REPORT ACTION REQUIRED

Lane and Sidewalk Closure – 478 King Street West

Date:	June 2, 2009
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts09120te.top.doc

SUMMARY

Tucker Hi-Rise Construction Inc. is constructing a 12 storey condominium at 478 King Street West, on the north side of King Street West, between Brant Street and Spadina Avenue. For this reason, Transportation Services is seeking City Council approval to close the sidewalk and curb lane on the north side of King Street West for 24 months.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the north side of King Street West, between a point 50.5 metres west of Spadina Avenue and a point 59 metres further west, from July 1, 2009, to July 1, 2011.
2. Rescind the “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays” regulation on the north side of King Street West, from a point 18 metres west of Charlotte Street to Dufferin Street.
3. Rescind the regulation authorizing the operation of parking machines/meters, on the both sides of King Street West, between a point 91.4 metres west of Spadina Avenue and Bathurst Street from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.m. 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.
4. Implement a “No Stopping Anytime” regulation on the north side of King Street West between a point 50.5 metres west of Spadina Avenue and a point 59.0 metres further west.

5. Implement a “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays” regulation on the north side of King Street West:
 - a. from a point 18 metres west of Charlotte Street to a point 50.5 metres west of Spadina Avenue;
 - b. from a point 109.5 metres west of Spadina Avenue to Dufferin Street
6. Implement a regulation authorizing the operation of parking machines/meters from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.m. 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 on:
 - a. the north side of King Street West, from a point 109.5 metres west of Spadina Avenue to Bathurst Street;
 - b. the south side of King Street West, from a point 91.4 metres west of Spadina Avenue to Bathurst Street.
7. Rescind the following regulations on King Street West as a housekeeping measure to eliminate contradictory/overlapping entries from the traffic by-law:
 - a. “No Stopping 7:00 a.m. to 9:00 a.m., Except Saturday, Sunday, and Public Holidays” regulation, on the south side of King Street West from Spadina Avenue to Roncesvalles Avenue.
 - b. “No Stopping 4:00 p.m. to 6:00 p.m., Except Saturday, Sunday, and Public Holidays” regulation, on the north side of King Street West from Roncesvalles Avenue to Spadina Avenue.
 - c. “No Parking 7:00 a.m. to 9:00 a.m., Except Saturday, Sunday, and Public Holidays” regulation on the north side of King Street West from Roncesvalles Avenue to Spadina Avenue.
 - d. “No Parking 4:00 p.m. to 6:00 p.m., Except Saturday, Sunday, and Public Holidays” regulation on the south side of King Street West from Roncesvalles Avenue to Spadina Avenue.
8. Authorize staff to return King Street West to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Tucker Hi-Rise Construction Inc. is responsible for all costs.

ISSUE BACKGROUND

Transportation Services has received an application from Tucker Hi-Rise Construction Inc. for a temporary sidewalk and lane closure on the north side of King Street West, between a point 50.5 metres west of Spadina Avenue and a point 59 metres further west, to use the area for construction staging purposes in order 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 is required for a period of 24 months and needs City Council's approval.

COMMENTS

Current conditions

The construction site is located on the north side of King Street West, between Brant Street and Spadina Avenue. King Street West is a major arterial road 12.9 metres in width. The street operates two-way with two lanes of traffic in each direction. The following parking regulations are in effect fronting the site:

- Stopping is prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. and 6:00 p.m., Monday to Friday;
- Parking machines operate from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday; and
- Parking is allowed without charge for a maximum period of 3 hours at other times.

Reasons for the partial road closure

Developing this property requires the excavation of the entire site. The applicant needs a construction staging area within the road allowance on the north side of King Street West to enable delivery/storing of materials or equipment.

Impacts

Vehicular and Public Transit operation

If the construction staging area is approved, King Street West will be reduced to a width of 10.2 metres. This is sufficient width to maintain two lanes for eastbound traffic and one lane for westbound traffic. Two-way TTC streetcar service will be maintained throughout the temporary closure. However, the presence of streetcar service requires that the lane closure on King Street West receive approval by City Council.

Staff try at all times to avoid recommending lane closures of this nature on public transit routes but in this instance there is no alternative. Therefore, to gauge the impacts a trial lane closure was implemented from November 16 to 22, 2008 during which time TTC staff monitored streetcar operations. It was determined that no significant delays were encountered due to the lane closure.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the north side of King Street West along the length of the staging area. Given the loss of one westbound traffic lane motorists might experience minor delays during peak times of day.

Pedestrian and Cycling operation

Pedestrian passage around the site will be maintained. Pedestrians on the north side of King Street West will be redirected by way of a temporary walkway in the curb lane adjacent to the construction staging area. Pedestrians will be fully protected by a covered walkway (1.5 metres in width) and from passing traffic by concrete barriers. Westbound cyclists will share a single mixed traffic lane about 3.7 metres in width.

On-street parking

There will be no impact on existing parking on the south side of King Street West but 3 parking spaces will be lost on the north side of the street for the duration of the construction period. The applicant is responsible to pay a fee to the Toronto Parking Authority to cover the loss of parking revenue from the 3 parking spaces on the north side of King Street West.

It was noted during the preparation of this report that Chapter 400 of the former City of Toronto Municipal Code contains several contradictory/overlapping “No Stopping” and “No Parking” entries pertaining to this section of King Street West (both sides of the street). Recommendation No. 7, above is a housekeeping recommendation to rescind several outdated regulations. It is unrelated to the regulatory changes required to implement the temporary lane closure.

CONTACT

Bob Runnings, Work Zone Traffic Coordinator
Traffic Operations, Toronto and East York District
Phone: (416) 338-5425
Fax: (416)-392-1920
e-mail: rrunning@toronto.ca

SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services

LIST OF ATTACHMENTS

- (1) Drawing No. 421F-9646, dated May, 2009

P:\2009\Cluster B\TRA\Toronto and East York District\TOP\ts09120te.top.doc – cag