



**STAFF REPORT
ACTION REQUIRED**

Curb Lane and Sidewalk Closure – Stafford Street

Date:	July 27, 2010
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 19
Reference Number:	Ts10137te.top.doc

SUMMARY

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

Harhay Construction Management Limited is building a 10-storey condominium on the east side of Stafford Street between King Street West and Wellington Street West (No. 25 Stafford Street). To enable construction of this development it is necessary to close the east sidewalk and the east curb lane on Stafford Street for a period of 10 months.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the east sidewalk and the east curb lane on Stafford Street, between a point 38 metres south of King Street West and a point 27 metres further south, from August 1, 2010, to May 31, 2011, as shown on the print of Drawing No. 421G-0119 attached to the report dated July 27, 2010, entitled “Curb Lane and Sidewalk Closure – Stafford Street”, from the Director, Transportation Services Toronto and East York District.
2. Rescind the 2 hour maximum parking regulation on the east side of Stafford Street, between Wellington Street West and King Street West.

3. Restrict parking to a maximum of 2 hours at all times on:
 - a. the east side of Stafford Street from King Street West to a point 28 metres south; and
 - b. the east side of Stafford Street from Wellington Street West to a point 44 metres north.
4. Prohibit stopping at all times on the east side of Stafford Street from a point 28 metres south of King Street West to a point 65 metres further south.
5. Authorize Transportation Services to submit the necessary Bills to revert Stafford Street to its pre-construction traffic and parking regulations when the construction project is completed.

Financial Impact

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

ISSUE BACKGROUND

Transportation Services has received an application from Harhay Construction Management Limited for a temporary closure of the east sidewalk and east curb lane on Stafford Street, between King Street West and Wellington Street West, to provide a construction staging area required to construct the development at No. 25 Stafford Street. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits for up to 30 days for private construction. This closure will be in effect for 10 months and needs Toronto and East York Community Council's approval.

COMMENTS

Stafford Street between King Street West and Wellington Street West, operates one-way southbound on a pavement width of 7.5 metres. Parking is prohibited at all times on the west side of the street and allowed for a maximum of 2 hours on the east side of the street. Permit parking is not authorized on this section of Stafford Street. There are no TTC routes on Stafford Street.

If the construction staging area is approved, the east curb lane and sidewalk of Stafford Street will be closed in front of the site. Pedestrians will be redirected into a temporary covered walkway around the construction site. The remaining 3.5 metres of roadway width is sufficient to maintain the one-way southbound operation of this street. Impacts on traffic will be minimal.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 11 metres to provide three levels of underground parking. The applicant needs a construction staging area within the road allowance on the east side of Stafford Street to undertake this work.

CONTACT

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

SIGNATURE

Peter Noehammer, P.Eng.
Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Attachment 1: Drawing No. 421G-0119, dated July, 2010

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