



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Lake Shore Boulevard West

Date:	May 10, 2012
To:	Etobicoke York Community Council
From:	Director, Transportation Services – Etobicoke York District
Wards:	Ward 6 - Etobicoke-Lakeshore
Reference Number:	p:\2012\Cluster B\TRA\EtobicokeYork\eycc120084-to

SUMMARY

Queenscorp (Long Branch) Inc. is constructing a seven storey condominium apartment with retail on the ground floor at 3563-3567 Lake Shore Boulevard West, on the southeast corner of Lake Shore Boulevard West and Long Branch Avenue. The parking lay-by area on the south side of Lake Shore Boulevard West between Long Branch Avenue and a point 49 metres further east will need to be closed for a period of eight months.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. The occupation of the boulevard and parking lay-by area on the south side of Lake Shore Boulevard West between Long Branch Avenue and a point 49 metres further east, from July 1, 2012 to February 28, 2013, as shown on the attached drawing.
2. The removal of the existing "One Hour, 8:00 a.m. to 6:00 p.m." parking regulation on the south side of Lake Shore Boulevard, from a point seven metres east of Long Branch Avenue to a point 42 further east, from July 1, 2012 to February 28, 2013.
3. Direct that Lake Shore Boulevard West be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. Queenscorp (Long Branch) Inc. is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$16,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from Queenscorp (Long Branch) Inc. for a temporary closure of the parking lay-by area on the south side of Lake Shore Boulevard West, between Long Branch Avenue and a point 49 metres further east. 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 eight months and requires City Council's approval.

The applicant originally proposed a complete closing of the public alley at the rear of the site to accommodate construction related activities; however, the applicant was advised during the site plan approval process that due to the alley's one-way (eastbound) operation and restricted width, this is not an option that is supported by this Division since it eliminates legal access to the alley by the landowners to the east of the subject site.

COMMENTS

Lake Shore Boulevard West, between Long Branch Avenue and a point 49 metres further east, is 19 metres wide and operates two-way with two lanes in each direction as well as bicycle lanes. It is regulated by "One Hour, 8:00 a.m. to 6:00 p.m." parking regulation on the south side of the street. The Toronto Transit Commission (TTC) rush hour Route 110B and streetcar Route 501 operates on this portion of Lake Shore Boulevard West.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of eight metres. The applicant needs a construction staging area within the City right-of-way in order to construct the building. A pedestrian walkway will be maintained on the south side of Lake Shore Boulevard West, fronting the construction staging area.

CONTACT

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SIGNATURE

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LIST OF ATTACHMENTS

Attachment 1: Map