



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 303 Kingston Road

Date:	December 4, 2014
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Ward:	Beaches-East York, Ward 32
Reference Number:	Ts2014200te.top.doc

SUMMARY

LCL Builds Corporation is constructing a seven-storey condominium at No. 303 Kingston Road, on the southwest corner of Kingston Road and Haslett Avenue. They need to close the sidewalk and a curb lane on the south side of Kingston Road in order to do their work.

LCL Builds Corporation also needs to close the sidewalk and a parking lane on the west side of Haslett Avenue. This matter is dealt with in a companion report "Construction Staging Area – Haslett Avenue" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the south side of Kingston Road, between Haslett Avenue and a point 39.8 metres west of Haslett Avenue, from February 11, 2015 to July 31, 2015.
2. City Council rescind the existing "No Stopping, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays" regulation on the south side of Kingston Road, between Haslett Avenue and a point 39.8 metres west of Haslett Avenue.
3. City Council rescind the existing "No Parking, 7:00 a.m. to 9:00 a.m., Mon. to Fri., except public holidays" regulation on the south side of Kingston Road, between Haslett Avenue and a point 39.8 metres west of Haslett Avenue.

4. City Council enact a "No Stopping Anytime" regulation on the south side of Kingston Road, between Haslett Avenue and a point 39.8 metres west of Haslett Avenue.
5. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area, if required, to accommodate the Pan Am festivities during the months of July and August 2015.
6. City Council direct that Kingston Road be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. LCL Builds Corporation 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 \$3,700.00.

DECISION HISTORY

City Council, at its meeting on July 16, 17, 18 and 19, 2013, adopted Item 25.17 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands municipally known as 303 Kingston Road.

ISSUE BACKGROUND

Transportation Services has received an application from LCL Builds Corporation for a temporary closure of the sidewalk and curb lane on the south side of Kingston Road, between Haslett Avenue and a point 39.8 metres west of Haslett Avenue, to provide a construction staging area for a seven-storey condominium that they are building.

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 six months and requires City Council approval. Councillor McMahon's office is aware of this project.

COMMENTS

Kingston Road, between Haslett Avenue and a point 39.8 metres west of Haslett Avenue, operates two-way with two traffic lanes in each direction. Both sides of the street are regulated by "No Stopping" and "No Parking" rush route regulations. The TTC Route Nos. 22A, 502 and 503 operate on this portion of Kingston Road.

The proposed construction staging area will require the temporary closure of the south sidewalk and south curb lane fronting the site. A temporary pedestrian walkway will be established in the south curb lane beside the construction staging area. Transportation Services staff will address traffic congestion caused by this construction staging area by modifying traffic signal timings in the area where possible to improve traffic flow.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

Attachment 1: Drawing No. 421G-1603 - dated November, 2014

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