



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 150 Charles Street West

Date:	December 12, 2011
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2012015te.top.doc

SUMMARY

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

Kenaidan Contracting Ltd. is constructing a 3-storey building at 150 Charles Street West, on the north side of Charles Street West, between St. Thomas Street and Queens Park Crescent. They need to close the north side of Charles Street West in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the north sidewalk and north portion of Charles Street West, between a point 61.1 metres east of Queens Park Crescent and a point 47.8 metres further east, from January 11, 2012 to May 31, 2012.
2. Approve the removal of the existing "No Parking, 7:30 a.m. to 9:30 a.m., Mon. to Fri., except public holidays" restriction on the north side of Charles Street West, between a point 61.1 metres east of Queens Park Crescent and a point 47.8 metres further east.
3. Approve the removal of the existing Pay & Display Parking regulations on the north side of Charles Street West, between a point 61.1 metres east of Queens Park Crescent and a point 47.8 metres further east.

4. Approve the implementation of a "No Stopping Anytime" restriction on the north side of Charles Street West, between a point 61.1 metres east of Queens Park Crescent and a point 47.8 metres further east.
5. Direct that Charles Street 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. Kenaidan Contracting Ltd. is responsible for all costs, including payment of fees to the City for occupying the right of way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$10,700.00.

ISSUE BACKGROUND

Transportation Services has received an application from Kenaidan Contracting Ltd. for a temporary closure of the north sidewalk and north portion of Charles Street West, between a point 47.2 metres east of Queens Park Crescent and a point 95.1 metres east of Queens Park Circle. 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 five months and needs Toronto and East York Community Council's approval.

COMMENTS

Charles Street West, between St. Thomas Street and Queens Park Circle, is 6.1 metres wide and operates one-way in the westbound direction. It is regulated by "No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays" and Pay & Display restrictions on the north side of the street and a "No Parking Anytime" restriction on the south side. There are no T.T.C. routes on this portion of Charles Street West.

The proposed construction staging area will require the removal of three Pay & Display parking spaces on the north side of Charles Street West. The applicant will be required to pay for the lost revenue for these spaces to the Toronto Parking Authority for the duration of the project.

Reasons for the partial road closure

Developing this property means excavating the site to a depth of 4 metres. The applicant needs a construction staging area within the road allowance in order to construct the building. A pedestrian walkway will be maintained on the north side of Charles Street West, beside the construction staging area, for the duration of the project.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0524, dated December 2011

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