



STAFF REPORT ACTION REQUIRED

Construction Staging Area – Princess Street

Date:	May 18, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2012130te.top.doc

SUMMARY

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

First Gulf Corporation is constructing a 3-storey addition on an existing 3-storey building at 333 King Street East, on the east side of Princess Street, between Front Street East and King Street East. They need to close the sidewalk and curb lane on the east side of Princess Street in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the east curb lane of Princess Street, between Front Street East and King Street East, from June 14, 2012 to October 1, 2012.
2. Approve the closure of the sidewalk on the east side of Princess Street, between Front Street East and Abbey Lane, from June 14, 2012 to October 1, 2012.
3. During this period, approve the removal of the existing "No Parking Anytime" regulation on the east side of Princess Street, between Front Street East and King Street East.
4. During this period, approve the removal of the existing Pay & Display parking regulations on the west side of Princess Street, between Front Street East and King Street East.

5. During this period, approve the implementation of a "No Stopping Anytime" regulation on both sides of Princess Street, between a point 15 metres north of Front Street East and King Street East.
6. Direct that Princess Street 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. First Gulf 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 \$12,300.00.

ISSUE BACKGROUND

Transportation Services has received an application from First Gulf Corporation for a temporary closure of the curb lane on the east side of Princess Street, between Front Street East and King Street East, to use as a construction staging area to construct a 3-storey addition to an existing 3-storey building. The application also proposes the closure of the sidewalk on the east side of Princess Street, between Front Street East and Abbey Lane, to place a materials lift that will hoist materials to enclose the addition.

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 4 months and needs Toronto and East York Community Council's approval.

COMMENTS

Princess Street, between Front Street East and King Street East, is 11 metres wide and operates two-way with one lane of traffic in each direction. It is regulated by Pay & Display parking on the west side of the street and a "No Parking Anytime" regulation on the east side. There are no T.T.C. routes on this portion of Princess Street.

Three parking spaces will have to be removed from the west side of Princess Street, south of King Street East, to accommodate the construction staging area and to maintain one lane of traffic in each direction. The applicant will have to pay for the lost revenue to the Toronto Parking Authority.

The sidewalk on the east side of Princess Street, between King Street East and Abbey Lane, will remain open so pedestrians can access the entrance to the existing No Frills store that is on the ground level of the building that the 3-storey addition is being built on.

Reasons for the partial road closure

The applicant needs a construction staging area within the road allowance in order to construct an addition onto the existing building. Pedestrians will be redirected to the west side of Princess Street for the duration of the project. Pedestrian crossing locations exist at the signalized intersection at Front Street East to the south and at the intersection at King Street East to the north.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
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Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0701 - dated May 2012

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