Construction Staging Areas – King Street East and Sherbourne Street

Date: August 14, 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: Ts2012153te.top.doc

SUMMARY

King Plus Development Group Corp. is constructing an 18-storey building at No. 251 King Street East, on the southeast corner of King Street East and Sherbourne Street. They need to close the south sidewalk and south curb lane on King Street East and the sidewalk on the east side of Sherbourne Street in order to do their work.

King Plus Development Group Corp. also needs to close Abbey Lane, east of Sherbourne Street. This matter is dealt with in a companion report "Construction Staging Area – Abbey Lane" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS
Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and the curb lane on the south side of King Street East, between Sherbourne Street and a point 24.6 metres east of Sherbourne Street, from October 3, 2012 to October 31, 2014.

2. City Council approve the closure of the sidewalk on the east side of Sherbourne Street, between King Street East and a point 45.1 metres south of King Street East, from October 3, 2012 to October 31, 2014.

3. City Council approve the implementation of a "No Stopping Anytime" regulation on the south side of King Street East, between Sherbourne Street and a point 24.6 metres east of Sherbourne Street.
4. City Council direct that King Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

5. City Council direct that Sherbourne Street be returned to its preconstruction traffic and parking regulations when the project is complete.

**Financial Impact**

There is no financial impact on the City. King Plus Development Group Corp. 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 $48,000.00.

**DECISION HISTORY**

The Ontario Municipal Board, by its Order issued May 7, 2012, approved amendments to the City of Toronto Zoning By-law regarding the proposed 18-storey mixed use building at Nos. 251-255 King Street East and No. 37 Sherbourne Street.

**ISSUE BACKGROUND**

Transportation Services has received an application from King Plus Development Group Corp. for a temporary closure of the sidewalk and curb lane on the south side of King Street East, between Sherbourne Street and a point 24.6 metres east of Sherbourne Street, and for a temporary closure of the sidewalk on the east side of Sherbourne Street, between King Street East and a point 45.1 metres south of King Street 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 24 months and needs City Council’s approval.

**COMMENTS**

King Street East, between Sherbourne Street and a point 24.6 metres east of Sherbourne Street, is 12.8 metres wide and operates two-way with two lanes in each direction. The T.T.C. route Nos. 503, 504 and 508 operate on this portion of King Street East.

Sherbourne Street, between King Street East and a point 45.1 metres south of King Street East, is 12.8 metres wide and operates two-way with one traffic lane and one bicycle lane in each direction. The T.T.C. route No. 75 operates on this portion of Sherbourne Street. The proposed construction staging area will keep the current traffic and bicycle lane configuration. However, an existing northbound left-turn lane will have to be temporarily removed.

The proposed construction staging area on Sherbourne Street is within the limits of the reconstruction of Sherbourne Street that is proposed for 2013. City staff have met with the developer to work out a schedule where the developer will reconstruct the sidewalk on the Sherbourne Street side of the site and remove their hoarding on Sherbourne Street so that the road reconstruction work will be able to be done in 2013 as scheduled.

The Ward Councillor has been consulted on this application.
**Reasons for the partial road closure**
Developing this property means excavating the entire site to a depth of 12 metres. The applicant needs a construction staging area within the road allowance in order to construct the building. Since this is a heritage building, the applicant must install a structure to support the north and east walls of the building during construction. Pedestrian walkways will be maintained on the south side of King Street East and on the east side of Sherbourne Street, beside the construction staging areas.

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**SIGNATURE**
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**LIST OF ATTACHMENTS**
(1) Drawing No. 421G-0808 - dated August 2012

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