Construction Staging Area – Abbey Lane

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<th>Date:</th>
<th>August 14, 2012</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Acting Director, Transportation Services Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 28</td>
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**SUMMARY**

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

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 west portion of Abbey Lane in order to do their work.

King Plus Development Group Corp. also needs to close the sidewalk and curb lane on the south side of King Street East and the sidewalk on the east side of Sherbourne Street. This matter is dealt with in a companion report "Construction Staging Areas – King Street East and Sherbourne Street" requiring City Council approval.

**RECOMMENDATIONS**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of Abbey Lane, between Sherbourne Street and a point 25 metres east of Sherbourne Street, from September 12, 2012 to August 31, 2015.

2. Direct that Abbey Lane 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. 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 $20,500.00.
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 No. 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 Abbey Lane, between Sherbourne Street and a point 25 metres east of Sherbourne Street. 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 35 months and needs Toronto and East York Community Council’s approval.

COMMENTS
Abbey Lane, between Sherbourne Street and a point 25 metres east of Sherbourne Street, is 5.5 metres wide and operates two-way. There are no T.T.C. routes on Abbey Lane.

Vehicular traffic will be able to access Abbey Lane from Princess Street while construction is underway. A pedestrian walkway will also be maintained at all times on the south side of Abbey Lane, beside the proposed construction staging area.

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. This construction staging area will be used for deliveries of materials and equipment during construction.

CONTACT
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SIGNATURE

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

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

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