



STAFF REPORT ACTION REQUIRED

Construction Staging Areas – King Street East and Sherbourne Street

Date:	October 26, 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 December 7, 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 December 7, 2012 to May 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.

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 \$46,000.00.

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. These closures will be in effect from 18 to 23 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 Sherbourne Street construction that is scheduled for 2014. City staff have met with the developer to work out a schedule where the developer will reconstruct the sidewalk and install the pavers, as per the requirements of the City, on the Sherbourne Street side of the site and remove their hoarding on Sherbourne Street by May 31, 2014 to facilitate the City's planned capital works. The City will then resurface Sherbourne Street and construct the new cycle tracks in June 2014 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.

CONTACT

Danny Budimirovic, P. Eng., Acting Manager
Traffic Operations, Toronto and East York District
Phone: 416-392-5209
Fax: 416-392-1920
e-mail: dBudimi@toronto.ca

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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