Traffic Conditions & Construction Activity - 1030 King Street West

Date: December 10, 2012
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Trinity-Spadina, Ward 19
Reference Number: Te2013002.te.row.docx

SUMMARY

This report is responding to Community Council's directive that "the General Manager, Transportation Services report to the Toronto and East York Community Council at its first meeting in 2013 on methods of managing construction vehicle activity associated with the construction of the approved condominium building at 1030 King Street West, such report to address issues including, but not limited to, TTC disruptions, vehicle routing, staging and idling in residential neighbourhoods".

Transportation Services staff has confirmed that all activity taking place within the public right of way at 1030 King Street West is in accordance with the permit terms and conditions approved by the City, with no adverse impact on the 504 King streetcar service.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council receive this report for information.

FINANCIAL IMPACT

There is no financial impact to the City as a result of this report.

DISCISISION HISTORY

Community Council at its meeting on November 6, 2012, approved receipt of a letter from Councillor Mike Layton, titled "Report Request - Traffic Conditions Associated..."
with Construction Activities at 1030 King Street West in Ward 19".  
(http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-51824.pdf)

**ISSUE BACKGROUND**

On May 8, 2012, Transportation Services received a revised application from 1030 King Limited Partnership for a staging area, which included a covered walkway and hoarding proposal to enclose portions of the public right of way surrounding the site at 1030 King Street West. The original application included a request to close one lane of traffic along King Street West, however, this was withdrawn by the applicant and therefore, a report to City Council for approval was not required.

Under the City of Toronto Municipal Code, Chapter 743-18, "Streets and Sidewalks, Use of", Transportation Services has the authority to issue temporary street occupation permits for the constructing, repairing and demolishing of a building or structure.

Valid Street Occupation Permit No.’s 55509401 & 7103601 were issued to authorize the installation of covered walkway with overhead protection along King Street West and Shaw Street, and hoarding along Shank Street to close the public sidewalk.

Street Occupation Permit No. 58176701-03 was issued for the temporary curb lane occupation on Shank Street to accommodate the loading and unloading of materials from 7:00 a.m. to 6:00 p.m. only, which excluded weekends and expired on December 12, 2012.

**COMMENTS**

The development proposal for the property at 1030 King Street West requires excavation of the entire site, up to the property lines. Hoarding and covered walkways exist within the public right of way on Shaw Street and King Street West, which is necessary to protect members of the public. The sidewalk along Shank Street has been closed to accommodate a staging area and pedestrians have been redirected to use the sidewalk on the opposite side of the street. Access to the site is on Shank Street.

Shank Street is a dead end. Therefore, to access the site, construction vehicles must drive north on Shaw Street and manoeuvre into the staging area by reversing onto Shank Street. A Traffic Control Person is present at all times during this activity.

Work on this site has been ongoing since January of 2012. Since that time, Transportation Services has received various complaints related to the construction; specifically, trucks queuing and idling on Shank Street, and mud and debris on the surrounding roadways.

In response to neighbourhood complaints of trucks occupying the curb lane on Shank Street, the contractor was requested to undertake the loading and unloading of vehicles within the staging area. The site Superintendent organized the rotation of trucks in 15
minutes intervals rather than queuing the vehicles within the public right of way. This new protocol has alleviated some of the disruptions to vehicle traffic on Shank Street. Also, the contractor was instructed to have equipment on site to clean the roadways.

Transportation Services staff continue to monitor the site on a regular basis to ensure the ongoing work is undertaken in compliance with the Terms and Conditions of their permits. To date, the contractor has complied with all applicable by-laws, including the Idling By-law, as well as ensuring the site is clean and clear of any mud and debris.

This site is currently being maintained in a good condition and all past issues, which were of concern, have either been lessened or resolved.

In addition, staff has confirmed with the Toronto Transit Commission that no complaints have been received, regarding disruptions or delays to streetcar service along King Street West, fronting the subject location. Specifically, the 504 streetcar service has not been negatively impacted by the ongoing construction activity.

Photos of the construction site are on file with Transportation Services.

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SIGNATURE

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