



STAFF REPORT ACTION REQUIRED

Construction Staging Areas – Harbour Street and York Street

Date:	April 22, 2013
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Spadina, Ward 20 Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2013094te.top.doc

SUMMARY

Transportation Services is requesting authority to temporarily close the north sidewalk and part of the curb lane on Harbour Street, between York Street and a point 173 metres east. The existing three eastbound lanes would be maintained by narrowing all lanes to 3.3 metres. Pedestrians would be diverted one block north to Lake Shore Boulevard because there is no sidewalk on the south side of Harbour Street.

We are also requesting authority to temporarily close the east sidewalk and part of the curb lane on York Street, between Harbour Street and Lake Shore Boulevard West, and establish a temporary pedestrian walkway in the closed lane. The existing two northbound and two southbound lanes on York Street would be maintained by narrowing all lanes to 3.3 metres.

Menkes Developments Ltd. is constructing a 37-storey building and two 70-storey buildings at No. 90 Harbour Street and No. 1 York Street. This project requires the above closures for a period of 31 months to enable construction to proceed.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the north sidewalk and part of the curb lane on Harbour Street, between York Street and a point 173 metres east, from June 12, 2013 to December 31, 2015.

2. City Council approve the closure of the east sidewalk and part of the curb lane on York Street, between Harbour Street and Lake Shore Boulevard West, from June 12, 2013 to December 31, 2015.
3. City Council rescind the existing "No Standing Anytime" regulation on the north side of Harbour Street, between a point 92 metres east of York Street and a point 18 metres further east.
4. City Council approve a "No Stopping Anytime" regulation on the north side of Harbour Street, between a point 92 metres east of York Street and a point 18 metres further east.
5. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate the Pan Am requirements during the months of July and August 2015.
6. City Council direct that Harbour Street and York Street be returned to their pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. Menkes Developments Ltd. 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 \$213,400.00.

DECISION HISTORY

On November 27, 2012, City Council adopted item TE20.12 entitled, "Final Report - 90 Harbour Street and 1 York Street - Official Plan Amendment and Zoning Amendment Applications" amending Zoning By-law 438-86. On November 6, 2012, Toronto and East York Community Council adopted item TE20.64 entitled, "Construction Staging Area – No. 1 York Street" approving the closure of the south sidewalk on Lake Shore Boulevard West, between a point 4.5 metres east of York Street and a point 162 metres further west, from December 1, 2012 to May 31, 2013.

ISSUE BACKGROUND

Transportation Services has received an application from Menkes Developments Ltd. for a temporary closure of the north sidewalk and part of the curb lane on Harbour Street and the east sidewalk and part of the curb lane on York 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 31 months and needs Toronto and East York Community Council approval.

COMMENTS

No. 90 Harbour Street and No. 1 York Street are located on the north-east corner of the intersection of Harbour Street and York Street. Harbour Street is a one-way eastbound,

three-lane major arterial roadway. York Street is a major arterial roadway that consists of two northbound and two southbound lanes. Stopping is prohibited on both sides of these roads in the vicinity of the proposed staging areas. There is no regular TTC service on Harbour Street or on York Street in this area.

The proposed construction staging area will require a temporary closure of the north sidewalk and part of the curb lane on Harbour Street, between York Street and a point 173 metres east. The existing three eastbound lanes on Harbour Street will be maintained by narrowing all lanes to 3.3 metres.

Pedestrians on Harbour Street will be diverted to the south sidewalk on Lake Shore Boulevard West, which is a block north, because there is no sidewalk on the south side of Harbour Street. The sidewalk on Lake Shore Boulevard West is currently closed to provide another staging area for this development but will reopen prior to the proposed closure on Harbour Street.

The east sidewalk and curb lane on York Street, between Harbour Street and Lake Shore Boulevard West, will also have to be closed. A temporary pedestrian walkway will be built in the closed lane. The existing two northbound and two southbound lanes on York Street will be maintained by narrowing all lanes to 3.3 metres.

Also, during the review of this staging area it was revealed that there is a standing prohibition on the north side of Harbour Street for a lay-by that is no longer required. We are recommending that this standing prohibition be rescinded and replaced with a stopping prohibition as per Recommendations 3 and 4.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

The Ward Councillors have been advised about this application.

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-1056, dated April 2013

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