



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 580 Kingston Road

Date:	May 16, 2014
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Beaches-East York, Ward 32
Reference Number:	Ts2014083te.top.doc

SUMMARY

Harhay Construction Management Ltd. is constructing a 6-storey condominium building at No. 580 Kingston Road. They need to close the north curb lane and sidewalk on Kingston Road and establish a temporary pedestrian walkway in the north curb lane in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and the curb lane on the north side of Kingston Road, between a point 60.9 metres east of Lee Avenue and a point 98.7 metres east of Lee Avenue, from July 9, 2014 to June 1, 2015.
2. City Council rescind the existing "No Stopping, 7:00 a.m. to 9:00 a.m., Mon. to Fri., except public holidays" restriction on the north side of Kingston Road, between a point 55.9 metres east of Lee Avenue and a point 107.4 metres east of Lee Avenue.
3. City Council rescind the existing "No Parking, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except Public Holidays" restriction on the north side of Kingston Road, between a point 55.9 metres east of Lee Avenue and a point 107.4 metres east of Lee Avenue.
4. City Council enact a "No Stopping Anytime" restriction on the north side of Kingston Road, between a point 55.9 metres east of Lee Avenue and a point 107.4 metres east of Lee Avenue.

5. City Council direct that Kingston Road be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. Harhay Construction Management 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 \$10,200.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued September 6, 2012, in relation to Board File No. PL101201, amended Zoning By-law No. 438-86, for the lands municipally known as 580 to 592 Kingston Road.

ISSUE BACKGROUND

Transportation Services has received an application from Harhay Construction Management Ltd. for a temporary closure of the sidewalk and the curb lane on the north side of Kingston Road, between a point 60.9 metres east of Lee Avenue and a point 98.7 metres east of Lee Avenue.

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 11 months and needs City Council's approval.

COMMENTS

Kingston Road, between a point 60.9 metres east of the east curb extension of Lee Avenue and a point 98.7 metres east of the east curb extension of Lee Avenue operates two-way with two traffic lanes in each direction. The north side of the street is regulated by "No Stopping, 7:00 a.m. to 9:00 a.m., Mon. to Fri., except public holidays" and "No Parking, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays" restrictions. The south side of the street is regulated by "No Parking, 7:00 a.m. to 9:00 a.m., Mon. to Fri., except public holidays", "No Stopping, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays", and "Permit Parking, 12:01 a.m. to 7:00 a.m." restrictions. The TTC Route Nos. 22A, 502 and 503 operate on this portion of Kingston Road.

The proposed construction staging area will require temporarily closing the north curb lane and sidewalk fronting the site. A temporary pedestrian walkway will be established in the north curb lane beside the construction staging area. One westbound lane and two eastbound lanes will be maintained at all times.

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.

CONTACT

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SIGNATURE

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

LIST OF ATTACHMENTS

(1) Drawing No. 421G-1406, dated April 2014

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