



STAFF REPORT ACTION REQUIRED

Construction Staging Area – King Street West

Date:	October 14, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2015207te.top.doc

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on King Street, City Council approval of this report is required.

EllisDon Corporation is building an 8-storey hotel and two condominium towers (44-Storey and 48-Storey) at 355 King Street West, located at the south-east corner of King Street West and Blue Jays Way. In conjunction with the aforementioned, the historical façade of the Westinghouse Building will be incorporated into the new structure. To secured and maintain the façade in place, the Contractor must close the south side sidewalk and curb lane on King Street West and establish a temporary pedestrian walkway in the south curb lane on King Street West, for a period of 6 months.

EllisDon Corporation also needs to close the east side sidewalk and curb lane on Blue Jays Way. This matter is dealt with in a companion report "Construction Staging Area – Blue Jays Way" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the south side sidewalk and curb lane on King Street West fronting 355 King Street West for 6 months, from October 1, 2015, to March 31, 2016, as shown on Drawing No. 421G-1953 attached to the report dated October 14, 2015, entitled, "Construction Staging Area – King Street West", from the Director, Transportation Services Toronto and East York District.

2. City Council prohibit stopping at all times on the south side of King Street West from Blue Jays Way to a point 62.0 metres east for the duration of the lane closure outlined in Recommendation 1.
3. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
4. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
5. City Council direct that King Street West be returned to its pre-construction parking and traffic regulations when the project is completed.

Financial Impact

There is no financial impact on the City. EllisDon Corporation 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 term of the closure, these fees will be approximately \$62,780.00

DECISION HISTORY

City Council, at its meeting on August 25, 2010, adopted Item TE36.11 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 355 King Street West, Part of 343 King Street West and 119 Blue Jays Way.

ISSUE BACKGROUND

Transportation Services has received an application from EllisDon Corporation requesting a temporary closure of the south side sidewalk and curb lane on King Street West fronting 355 King Street West to use as a construction staging area to secure and maintain the historical Westinghouse Building façade in place at this site. 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 6 months.

COMMENTS

King Street West between Blue Jays Way and John Street is a major arterial road and operates four lanes (two lanes in each direction) on a pavement width of 12.3 metres. Parking is prohibited at all times fronting the site. TTC streetcar service operates on King Street West and thus the temporary closure requires City Council's approval.

If the construction staging area is approved, the south curb lane and sidewalk on King Street West fronting the site will be closed and pedestrians will be redirected into a protected covered walkway within the closed south curb lane. Eastbound traffic on King Street West will be reduced to one lane. To enhance eastbound traffic on King Street West fronting the site, "No Stopping Anytime" would be implemented on the south side of King Street West from Blue Jays Way to a point 62.0 metres east.

TTC staff has been consulted and have no objections.

Additional lane closure requests are expected for this development site in the future and will be reported on separately.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

Reasons for the partial road closure

Developing this property requires securing the historical Westinghouse Building façade in place at this site. The applicant requires a construction staging area within the road allowance on the south side of King Street West to enable construction.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

ATTACHMENTS

1. Drawing No. 421G-1953, dated October 2015

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