

Construction Staging Area – 321-333 King Street West

Date: April 1, 2019.
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina - Fort York

SUMMARY

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

Empire Communities is constructing a 49-storey residential condominium building at 321-333 King Street West, located on the south side of King Street West between John Street and Blue Jays Way.

Transportation Services is requesting approval to close the sidewalk and curb lane on the south side of King Street West for a period of 25 months in order to enable construction of the above mentioned development. Pedestrian operations will be maintained within the closed portion of the existing curb lane on King Street West.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. City Council approve the closure of the south sidewalk on King Street West, between a point 61 metres east of Blue Jays Way and a point 36 metres further east from June 1, 2019 to July 1, 2022.
2. City Council approve the closure of the south curb lane on King Street West, between a point 61 metres east of Blue Jays Way and a point 36 metres further east from June 1, 2019 to July 1, 2022.
3. City Council resend the designated taxi cab stand on the south side of King Street West, between a point 45 metres east of Blue Jays Way and a point 33 metres further east.
4. City Council prohibit stopping at all times on the south side of King Street West, between a point 45 metres east of Blue Jays Way and a point 33 metres further east.

5. 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.

6. 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.

7. City Council direct that King Street West be returned to its pre-construction traffic regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Empire Communities 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 \$810,806.00.

DECISION HISTORY

City Council at its meeting on July 11, 12 and 13, 2012, adopted Toronto and East York Community Council Item TE17.16 to amend Zoning By-law as outlined in report May 22, 2012 regarding 321-333 King Street West from the Director, Community Planning, Toronto and East York District.

COMMENTS

A 49-storey residential condominium building will be constructed at 321-333 King Street West. The site is bounded by King Street West to the north, existing commercial and residential uses to the east and west and existing Public Laneway to the south.

The residential development will consist of approximately 328 dwelling units a four-level underground parking garage. Vehicular access for occupants once completed will be provided from the laneway to the south.

Based on the information provided by the applicant, the entire site will be excavated lot line to lot line to a depth of 15 metres. In order to continue with the construction of the development, construction staging area will be setup within the road right-of-way on the south side of King Street, fronting the site.

In the vicinity of this site, space is limited and the requested area for staging is the minimum space to accommodate delivery of equipment and material. The staging area will be used as a pick point to unload material and hoist it to the upper levels of the site for construction.

King Street West, in the vicinity of the site, is an east-west major arterial roadway and consists of two-lanes for each direction of traffic. Currently, the curb lane of King Street

West in this vicinity is being used as part of the King Street Pilot Project. The patios for businesses along this location will be removed as the businesses will not be operating during construction at this address.

Construction staging operations for the subject development will take place within the existing boulevard allowance and curb lane on the south side of King Street West abutting the site. Subject to approval, the south sidewalk on King Street West will be closed between point 61 metres east of Blue Jays Way and a point 36 metres further east. Additionally, the curb lane on King Street West will be closed in order to accommodate a protected pedestrian walkway.

Pedestrians will be redirected to a 1.7 metres wide covered walkway within the closed portion of the existing bike lane on the south side of King Street West. Furthermore, a clearance of 1.2 metres will be maintained from the TTC tracks on King Street West. With the proposed closure in place, King Street West, in the immediate vicinity of the site, will consist of one eastbound lane for TTC and other road users. No Stopping, Anytime restriction, in this vicinity, on the south side of King Street West would be maintained.

Transportation Services is satisfied that Empire Communities has looked at all options to alleviate congestion at this location.

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on King Street West is not expected to conflict with the City's capital works projects.

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

CONTACT

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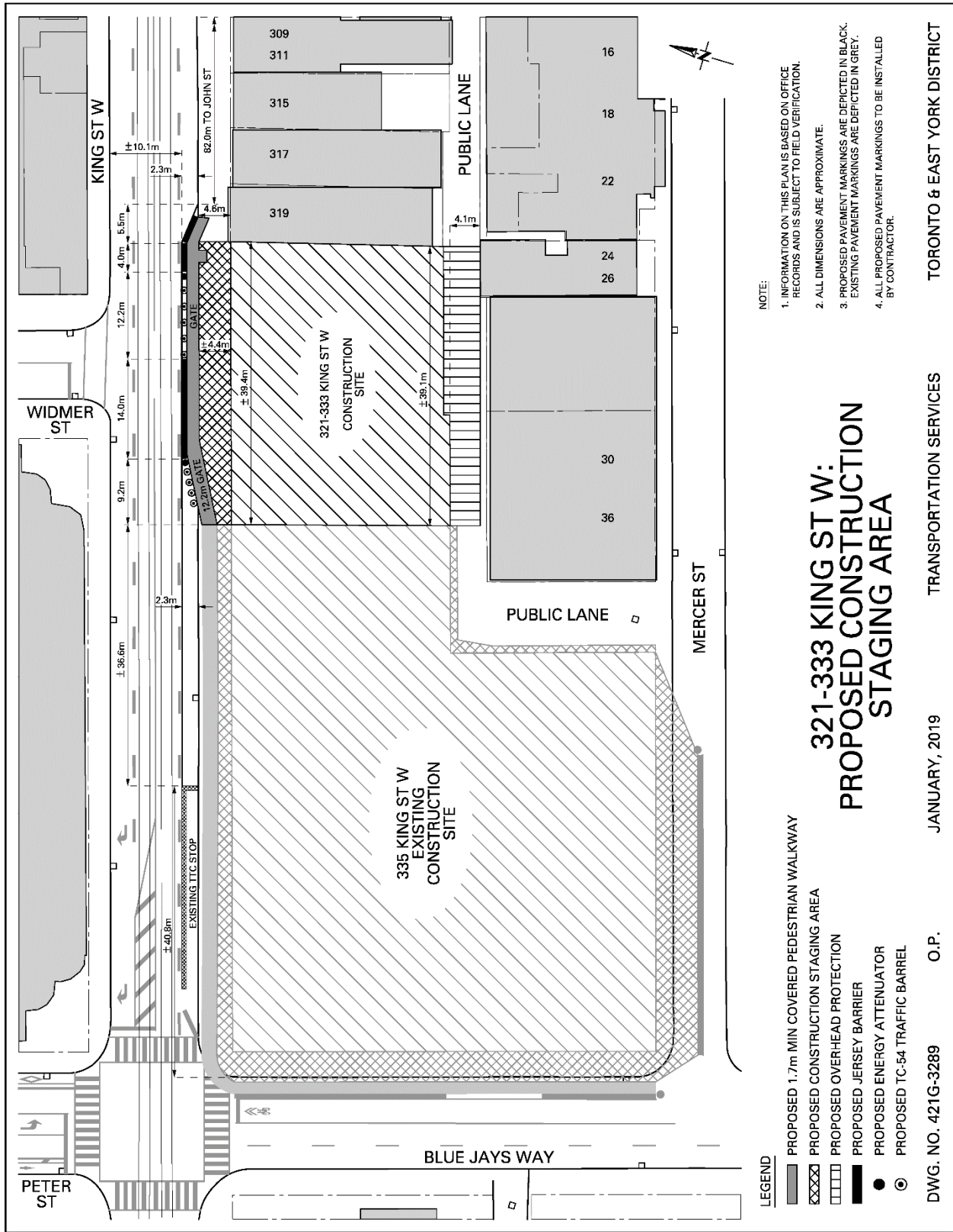
SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director,
Traffic Management
Transportation Services

ATTACHMENTS

Drawing No. 421G-3289 dated January, 2019

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NOTE:

1. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.
4. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.

321-333 KING ST W: PROPOSED CONSTRUCTION STAGING AREA

- LEGEND**
- ▬ PROPOSED 1.7m MIN COVERED PEDESTRIAN WALKWAY
 - ▨ PROPOSED CONSTRUCTION STAGING AREA
 - ▤ PROPOSED OVERHEAD PROTECTION
 - ▥ PROPOSED JERSEY BARRIER
 - PROPOSED ENERGY ATTENUATOR
 - PROPOSED TC-54 TRAFFIC BARREL

DWG. NO. 421G-3289 O.P. JANUARY, 2019 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT