

Construction Staging Area – No. 181 Davenport Road

Date:	October 24, 2013
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2013198te.top.doc

SUMMARY

Transportation Services is requesting authority to close part of the south curb lane, bicycle lane and sidewalk on Davenport Road and establish a temporary pedestrian walkway in the closed lane.

Mizrahi Development Group Incorporated is constructing a 12-storey condominium at No. 181 Davenport Road. This project requires the above closures for a period of 24 months to enable construction to proceed.

The proposed staging area will be an addition to the existing staging area at No. 195 Davenport Road, which is scheduled to be complete on November 30, 2014. No. 195 Davenport Road is being constructed by Laughlin Solutions Incorporated, which is associated with Mizrahi Development Group Incorporated, thereby allowing the staging areas to be coordinated.

RECOMMENDATIONS**Transportation Services recommends that:**

1. City Council approve the closure of the south sidewalk, curb lane and bicycle lane on Davenport Road, between a point 37 metres east of Hazelton Avenue and a point 54 metres further east, from December 16, 2013 to November 30, 2015.
2. City Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when the project is complete.

3. 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 Pan Am requirements during the months of July and August 2015.

Financial Impact

There is no financial impact on the City. Mizrahi Development Group Incorporated 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 \$36,000.00.

DECISION HISTORY

With respect to lands known as No. 145-185 Davenport Road, on July 16, 2013, City Council approved site specific By-law No. 1072-2013 to amend Zoning By-Law No. 438-86 of the former City of Toronto.

Prior to the above decision, City Council, at its meeting of November 27, 2012, in considering Item TE20.62, among other things, approved the closure of the south curb lane, sidewalk and bicycle lane on Davenport Road, between Hazelton Avenue and a point 37 metres east, from December 1, 2012 to November 30, 2013. Also, Transportation Services has submitted a report to this Council meeting entitled, "Construction Staging Area Time Extension – No. 195 Davenport Road", which recommends that these closures be allowed until November 30, 2014.

ISSUE BACKGROUND

Transportation Services has received an application from Mizrahi Development Group Incorporated for a temporary closure of the sidewalk, curb lane and bicycle lane on the south side of Davenport Road, between a point 37 metres east of Hazelton Avenue and a point 54 metres further east, from December 16, 2013 to November 30, 2015. This is an extension of the existing staging area on the south side of Davenport Road, between Hazelton Avenue and a point 37 metres east. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 24 months. Therefore, the requested closure needs City Council approval.

COMMENTS

Davenport Road consists of two eastbound and two westbound traffic lanes, bicycle lanes in each direction, and a 1.5-metre wide hatched area between the bike lanes and the curb, in the vicinity of the proposed staging area. Stopping is prohibited on both sides of Davenport Road because of the bike lanes. TTC route No. 6 operates on Davenport Road.

The existing staging area for No. 195 Davenport Road occupies the south side hatched portion of the curb lane and sidewalk, and part of the bike lane, on Davenport Road fronting the site. As a result, bicycles operate in a sharrow treatment in the vicinity of the site. A temporary pedestrian walkway has been established in the closed portion of the south curb lane. Two eastbound traffic lanes are maintained.

The proposed construction staging area for No. 181 Davenport Road is a 54-metre eastward addition of the above-noted staging area. Both staging areas will operate concurrently until November 30, 2014. At that time the staging area at No. 195 Davenport Road should be dismantled and the road, sidewalk and bike lane in front reopened.

We have consulted with Councillor Wong-Tam and she has no objections to this proposal subject to the following conditions:

1. The applicant to post a 24-hour monitored construction hotline number on the construction hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
2. The applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spot lighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

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-1243, dated October 2013

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