

Construction Staging Area on Osler Street for 1771 St. Clair Avenue West

Date: September 6, 2017
To: Etobicoke York Community Council
From: Director, Transportation Services, Etobicoke York District
Wards: Ward 17 – Davenport

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to obtain approval for a construction staging area on the east side of Osler Street between a point 15 metres south of St. Clair Avenue West and a point 55.20 metres further south. To enable construction of a new condominium at 1771 St. Clair Avenue West, the sidewalk, boulevard and 1.5 metres of the travel portion of the roadway will have to be closed on the east side of Osler Street for the duration of construction between October 18, 2017 and October 31, 2018. The sidewalk on the west side of Osler Street will remain open and unobstructed at all times during construction so pedestrians can be maintained and safely accommodated at all times. Two 3.0 metre lanes (consisting of a lane in each direction) will be maintained at all times.

59 Project Management Inc. is constructing a six-storey condominium building with a total development density of 6,003 m².

RECOMMENDATIONS

The Director, Transportation Services, Etobicoke York District, recommends that:

1. Etobicoke York Community Council approve a construction staging area on the east side of Osler Street between a point 15 metres south of St. Clair Avenue West and a point 55.20 metres further south from October 18, 2017 to October 31, 2018.
2. Etobicoke York Community 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

3. Etobicoke York Community Council direct that Osler Street be returned to its pre-construction traffic when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. 59 Project Management 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 \$48,476.97. This amount is subject to amendments to coincide with 2018 fees.

DECISION HISTORY

This report addresses a new initiative.

ISSUE BACKGROUND

Transportation Services has received an application from BA Consulting Group Ltd. on behalf of 59 Project Management Inc. for a temporary closure of the sidewalk, boulevard and 1.5 metres of the travel portion of the roadway on the east side of Osler Street between a point 15 metres south of St. Clair Avenue West and a point 55.20 metres further south. 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 twelve months and requires Community Council's approval.

COMMENTS

Osler Street, between St. Clair Avenue West and a point 70.20 metres further south, is a local road and operates two lanes (one lane in each direction) on a pavement width of 7.5 metres.

The proposed construction staging area is needed to safely construct a six-storey condominium building with a total development density of 6,003 m². Without it, all northbound and southbound traffic, bicycles, and pedestrians on Osler Street would have to be intermittently stopped when building materials and equipment were hoisted from construction vehicles that would be parked in the curb lane. These intermittent stoppages would be longer as construction progresses, since the building materials will have to be hoisted higher to the top of the building.

CONTACT

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SIGNATURE

Steven Kodama, P.Eng.
Director, Transportation Services, Etobicoke York District

ATTACHMENTS

1. Area Map

Attachment 1 Area Map

