

Construction Staging Area – 342-346 Davenport Road

Date: May 21, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

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

Freed Developments is constructing a 9-storey residential condominium building at 342-346 Davenport Road. The site is bounded by Designers Walk Lane to the north, existing residential buildings (338 Davenport Road) to the east, Davenport Road to the south and e to the existing residential buildings (348 Davenport Road) to the west.

Transportation Services is requesting approval to close the sidewalk and a portion of the westbound lane on the north side of Davenport Road for a period of 24 months (June 25, 2019 to June 1, 2021), to accommodate construction staging operations.

All of the existing vehicular traffic and bike lanes will be maintained during construction. Pedestrian operations on Davenport Road abutting the site will be maintained in a covered and protected walkway within the closed portion of the westbound curb lane.

RECOMMENDATIONS

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

1. City Council approve the closure of the east sidewalk and a 5.1 metre wide portion of the westbound curb lane on Davenport Road, between a point 94 metres east of Dupont Street and a point 28 metres further east and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from June 25, 2019 to June 30, 2021.
2. City Council authorize the installation of parking machines on the north side of Davenport Road, between a point 150 metres east of Dupont Street and a point 56 metres further east.
3. City Council authorize the installation of parking machines on the south side of Davenport Road, between a point 165 metres east of Dupont Street and a point 56 metres further east.

4. City Council prohibit stopping at all times on the north side of Davenport Road, between a point 68 metres east of Dupont Street and a point 82 metres further east.
5. City Council prohibit stopping at all times on the north side of Davenport Road, between Bedford Road and a point 59 metres west.
6. City Council prohibit stopping at all times on the south side of Davenport Road, between Dupont Street and a point 99 metres east.
7. City Council prohibit stopping at all times on the south side of Davenport Road, between Bedford Road and a point 59 metres west.
8. 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.
9. 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.
10. City Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when the project is complete except the parking machine space regulations.

FINANCIAL IMPACT

There is no financial impact to the City. Freed Developments 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 proposed closures on Davenport Road, these fees will be approximately \$736,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued August 31, 2017 in relation to Board Case No. PL160319, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 342-346 Davenport Road.

COMMENTS

Proposed Development

A 9-storey residential condominium building will be constructed by Freed Developments at the lands located at 342-346 Davenport Road. The site is bounded by Designers Walk Lane to the north, existing residential buildings (338 Davenport Road) to the east, Davenport Road to the south and e to the existing residential buildings (348 Davenport Road) to the west.

The development, when completed, will consist of 30 dwelling units with a ground floor retail and a 3-level underground parking garage. Permanent vehicular access will be provided from Davenport Road.

Major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from April 2019 to December 2019;
- Below grade formwork: from December 2019 to May 2020;
- Above grade formwork: from June 2020 to December 2020;
- Building envelope: from October 2020 to January 2021; and
- Interior finishes: from November 2020 to August 2021.

Based on the information provided by the developer, the entire site will be excavated to a depth of 11 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities including delivery and storage of construction material cannot be accommodated within the site. Therefore, occupation of road right-of-way on Davenport Road will be essential to set up construction staging operations for the development.

Existing Conditions

Davenport Road, in the vicinity of the site, is an east-west major arterial roadway and consists of a six-lane (two eastbound vehicular lanes; two westbound vehicular lanes and parking lanes on both sides) cross-section. Bike lanes exist along the north and south sides of Davenport Road. The TTC service on Davenport Road is provided by the "127 Davenport" bus.

The existing on-street parking signage on the subject of Davenport Road are as follows:

North Side

- Parking machines operate from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, between a point 85 metres east of Dupont Street and a point 102 metres further east.
- No Stopping anytime, between Bedford Avenue and a point 59 metres west

South Side

- Parking machine operate from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, between a point 104 metres east of Dupont Street and a point 115 metres further east.
- No Stopping anytime, between Dupont Street and a point 104 metres east.
- No Stopping anytime, between Bedford Avenue and a point 59 metres west

Construction Staging Area

Subject to approval, a 5.1 metre wide portion of the westbound lane and the sidewalk on the north side of Davenport Road fronting the site will be closed to accommodate the

construction staging operations. Pedestrians will be directed to a 1.5 metre wide protected covered walkway within the closed portion of the eastbound lane.

Traffic lanes on Davenport Road will be realigned to maintain the existing eastbound and westbound traffic operations. With the proposed construction staging area in place, Davenport Road in the immediate vicinity of the site will operate as a 3.0 metre wide through traffic lane, a 3.0 metre wide curb lane and a 1.2 metre wide bike lane in the eastbound and westbound directions. Pedestrian operations on the south sidewalk will remain unchanged.

Also, as a result of the realignment of traffic lanes, eleven on-street parking machine spaces located on the north side and six parking machine spaces located on the south side of Davenport Road will be removed. Freed Developments will be responsible for the lost revenue of seventeen parking machine spaces on the subject section of Davenport Road for duration of project activities.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the north side of the road between a point 70 metres east of Avenue Road and a point 90 metres further east. On the south side, stopping will be prohibited between a point 70 metres east of Avenue Road and Hazelton Avenue.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. The review of the Program at the time of this report indicates that in year 2019, Major Road Resurfacing project is planned on Davenport Road, between Dupont Street and Bedford Road. The exact dates of the planned capital works projects were not available at the time of this report. The applicant will coordinate with Infrastructure & Development Services to deliver the remaining portion of the resurfacing project on the subject section of Davenport Road, upon removal of the construction staging area.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Freed Developments has looked at all options to minimize the duration and impact of the construction staging area on all road users.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Davenport Road for periods of less than 30 consecutive days over the initial twelve-month phase of the project in order to complete construction. These permits would often contain temporal restrictions to ensure there is no road occupation during the AM and/or PM peak periods. Based on the nature of this type of construction activity, there are potential risks to the city in not allowing the staging area permit to proceed:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give TPS officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load;

- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.

This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including AM and PM peak periods at their sole discretion.

- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

Councillor Mike Layton's office has been advised of the recommendations of this staff report.

CONTACT

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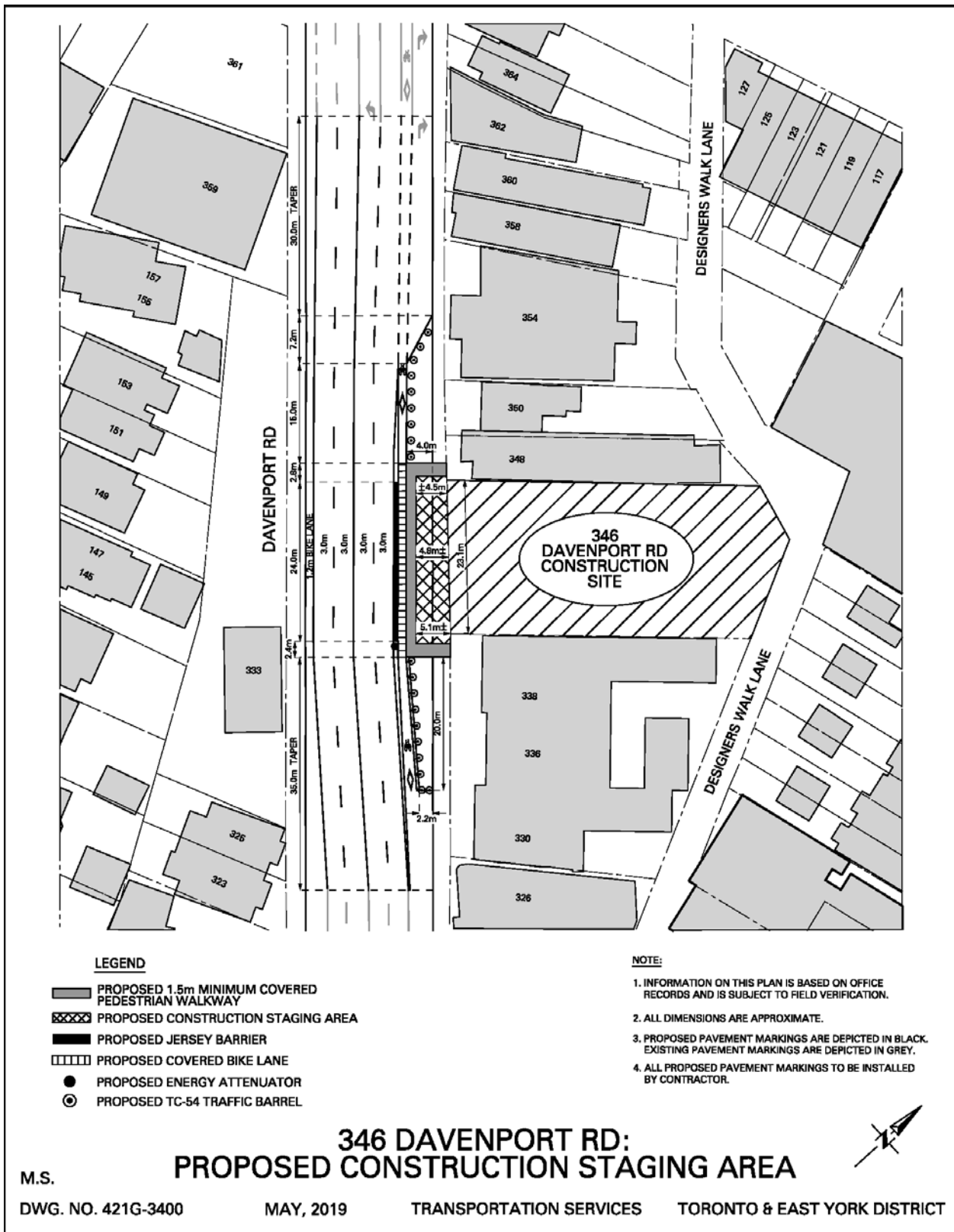
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3400, dated May 2019

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