



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – No. 195 Davenport Road

<b>Date:</b>	September 26, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 27
<b>Reference Number:</b>	Ts2012186te.top.doc

### SUMMARY

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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 south curb lane.

Laughlin Solutions Incorporated is constructing a 9-storey condominium at No. 195 Davenport Road. This project requires a temporary sidewalk and lane closure for a period of 12 months to enable construction to proceed.

This work also requires closing sections of the sidewalk on Hazelton Avenue. These matters are dealt within a companion report "Construction Staging Area – Hazelton Avenue" requiring Toronto and East York Community Council approval.

### RECOMMENDATIONS

#### Transportation Services recommends that:

1. City Council approve the closure of the south sidewalk, curb lane and bicycle lane on Davenport Road, between Hazelton Avenue and a point 37 metres east, from December 1, 2012 to November 30, 2013.
2. City Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when the project is complete.

#### Financial Impact

There is no financial impact on the City. Laughlin Solutions 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 \$10,000.00.

## **DECISION HISTORY**

With respect to lands known as No. 195 Davenport Road and 131 Hazelton Avenue, on March 5, 6 and 7, 2012, City Council approved site specific By-law No. 369-2012 to amend Zoning By-Law No. 438-86 of the former City of Toronto. Currently, the site plan for this location is under review by City staff.

## **ISSUE BACKGROUND**

Transportation Services has received an application from Laughlin Solutions Incorporated for a temporary closure of the sidewalk, curb lane and bicycle lane on the south side of Davenport Road, between Hazelton Avenue and a point 37 metres east. They have also requested a temporary closure of sections of the sidewalk on Hazelton Avenue. 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 12 months. Therefore, the closure on Davenport Road needs City Council approval and the closure on Hazelton Avenue needs Toronto and East York Community 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 staging area. Stopping is prohibited on both sides of Davenport Road because of the bike lanes. The TTC route No. 6 operates on Davenport Road.

The proposed construction staging area will require temporarily closing 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 will operate in a sharrows treatment in the vicinity of the site. A temporary pedestrian walkway will be established in the south curb lane. Two eastbound traffic lanes will be maintained.

The proposed construction staging area on Hazelton Avenue is dealt within a companion report "Construction Staging Area – Hazelton Avenue" requiring Toronto and East York Community Council approval.

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.  
Acting Director, Transportation Services  
Toronto and East York District

**LIST OF ATTACHMENTS**

(1) Drawing No. 421G-0826, dated September 2012

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