STAFF REPORT
ACTION REQUIRED

Construction Staging Area – Lady Bank Road

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<tr>
<th>Date:</th>
<th>December 7, 2012</th>
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<td>To:</td>
<td>Etobicoke York Community Council</td>
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<td>From:</td>
<td>Director, Transportation Services – Etobicoke York District</td>
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<td>Wards:</td>
<td>Ward 5, Etobicoke-Lake Shore</td>
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SUMMARY
This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

2164522 Ontario Inc. is constructing a six storey residential and commercial building, consisting of eighteen residential units and one hundred and twenty square metres of retail area, on the northeast corner of The Queensway and Lady Bank Road. They need to occupy the sidewalk and parking lay-by area on the east side of Lady Bank Road from a point 10 metres north of The Queensway to a point 15 metres further north for a period of approximately 12 months.

RECOMMENDATIONS
Transportation Services recommends that Etobicoke York Community Council approve the followings:

1. The occupation of the sidewalk and parking lay-by area on the east side of Lady Bank Road from a point 10 metres north of The Queensway to a point 15 metres further north, from January 23, 2013 to December 31, 2013, as shown on the attached drawing.

2. Direct that Lady Bank 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. 2164522 Ontario Inc. 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 $12,415.00.
ISSUE BACKGROUND
Transportation Services has received an application from 2164522 Ontario Inc. for a temporary closure of the sidewalk and parking lay-by area on the east side of Lady Bank Road from a point 10 metres north of The Queensway to a point 15 metres further north. 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 12 months and needs Community Council’s approval.

The applicant originally proposed a complete closing of the public alley at the rear of the site to accommodate construction related activities; however, the applicant was advised during the site plan approval process that the alley provides parking for existing residential and commercial buildings and this is not an option that is supported by this Division since it would eliminate the aforementioned parking area for the landowners.

COMMENTS
Lady Bank Road between The Queensway and a point 25 metres north thereof, is 9.6 metres wide and operates two-way with one lane in each direction. Sidewalks exist on both sides of Lady Bank Road. Traffic control signals exist at the intersection of The Queensway and Lady Bank Road. A map of the area is Attachment 1.

Reasons for the partial road closure
Developing this property means excavating the entire site to a depth of 4 metres. The applicant needs a construction staging area within the City right-of-way in order to construct the building. The sidewalk across from the construction staging area on the west side of Lady Bank Road, north of The Queensway will be maintained at all times. As the occupation of the lay-by will result in the loss of pay and display parking, the Toronto Parking Authority has been advised of this recommendation and concurs.

CONTACT
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SIGNATURE

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

LIST OF ATTACHMENTS

Attachment 1: Map