STAFF REPORT
ACTION REQUIRED

Construction Staging Area – Lane at Rear of No. 1245 Dundas Street West

<table>
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<tr>
<th>Date:</th>
<th>March 12, 2013</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<tr>
<td>From:</td>
<td>Acting Director, Transportation Services, Toronto and East York District</td>
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<td>Wards:</td>
<td>Trinity-Spadina, Ward 19</td>
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<td>Reference Number:</td>
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SUMMARY

This staff report is about a matter for which Toronto and East York Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting authority to temporarily close the first lane south of Dundas Street West, between a point 18 metres west of Grove Avenue and a point 23 metres further west. There are no garages in this section of the lane and access to the remainder of the lane will be maintained via Skey Lane to the west and Grove Avenue to the east.

59 Project Management is constructing an eight-storey condominium at No. 1245 Dundas Street West. This project requires the above-noted measures for a period of 18 months to enable construction to proceed.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the first lane south of Dundas Street West, between a point 18 metres west of Grove Avenue and a point 23 metres further west, from April 10, 2013 to September 30, 2014.

2. Approve a "No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays" regulation on both sides of Grove Avenue, from Dundas Street West to the first lane south of Dundas Street West, from April 10, 2013 to September 30, 2014.
3. Amend the existing "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday" regulation on the west side of Grove Avenue, from Dundas Street West to a point 55 metres south, to be in effect from the first lane south of Dundas Street West to a point 55 metres south of Dundas Street West, from April 10, 2013 to September 30, 2014.

4. Approve a "No Parking, 8:00 a.m. to 6:00 p.m., Saturday" regulation on the west side of Grove Avenue, from Dundas Street West to the first lane south of Dundas Street West, from April 10, 2013 to September 30, 2014.

5. Direct that Grove Avenue and the first lane south of Dundas Street West, be returned to their pre-construction traffic conditions and parking regulations when the project is complete.

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 $9,500.00.

DECISION HISTORY

ISSUE BACKGROUND
Transportation Services has received an application from 59 Project Management for a temporary closure of the first lane south of Dundas Street West, between a point 18 metres west of Grove Avenue and a point 23 metres further west. 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 18 months and needs Toronto and East York Community Council approval.

COMMENTS
No. 1245 Dundas Street West is located on the south side of the road, just east of Dovercourt Road. The subject lane is 3.6 metres wide and operates two-way across the rear of No. 1245 Dundas Street West, between Skey Lane and Grove Avenue. There is no TTC service in the lane or Skey Lane or Grove Avenue.

The proposed construction staging area will require the full closure of the first lane south of Dundas Street West, between a point 18 metres west of Grove Avenue and a point 23 metres further west. There are no garages in this section of the lane and access to the remainder of the lane will be maintained via Skey Lane to the west and Grove Avenue to the east.
Also, the applicant has been advised that construction traffic must enter and exit via Dundas Street West and Grove Avenue. No construction traffic will use Grove Avenue south of the lane or Skey Lane. In order to provide adequate manoeuvring room for this operation, stopping will be prohibited during weekdays on both sides of Grove Avenue, between Dundas Street West and the lane. Parking is already prohibited during these times on this section of Grove Avenue.

Also, as part of this development there will be a pedestrian covered walkway on the sidewalk in front of No. 1245 Dundas Street West that does not require Toronto and East York Community Council approval.

**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.

The Ward Councillor has been advised about this application.

**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-1021, dated March 2013

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