**STAFF REPORT**

**ACTION REQUIRED**

**Construction Staging Area – Lane at rear of Nos. 854 to 868 Dundas Street West (No. 217 Manning Avenue)**

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<th>Date</th>
<th>August 13, 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>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 north of Dundas Street West, between Manning Avenue and the first lane to the east. There are no garages in this section of the lane and the remainder of the lane will be kept open to Euclid Avenue to the east.

59 Project Management is constructing a seven storey condominium at Nos. 854 to 868 Dundas Street West, on the south side of the subject lane, and nine townhouses at No. 217 Manning Avenue, on the north side of the lane. This project requires the lane closure for a period of 12 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 north of Dundas Street West, between Manning Avenue and the first lane to the east, from October 1, 2013 to September 30, 2014.

2. Direct that the first lane north of Dundas Street West, between Manning Avenue and the first lane to the east, be returned to its pre-construction traffic conditions 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 $14,000.00.

DECISION HISTORY

ISSUE BACKGROUND
Transportation Services has received an application from 59 Project Management for a temporary closure of the first lane north of Dundas Street West, between Manning Avenue and the first lane to the east. 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 Toronto and East York Community Council approval.

COMMENTS
Nos. 854 to 868 Dundas Street West are located on the north side of the road, just west of Bathurst Street. The subject lane is six metres wide and operates two-way across the rear of Nos. 854 to 868 Dundas Street West, between Manning Avenue to the west and Euclid Avenue to the east. No. 217 Manning Avenue is located on the north side of the lane. The subject lane is intersected midway by a lane that runs north to an east/west lane that connects to Manning Avenue and Euclid Avenue. There is no TTC service in these lanes.

The proposed construction staging area will require the closure of the first lane north of Dundas Street West, between Manning Avenue and the first lane to the east. There are no garages in this section of the lane and the remainder of the lane will be kept open to Euclid Avenue to the east.

Also, as part of this development there will be a pedestrian covered walkway on the sidewalk in front of Nos. 854 to 868 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 buildings.
The Ward Councillor has been advised about this application.

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SIGNATURE

Jacqueline White, P.Eng.
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS
(1) Drawing No. 421G-1153

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