



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 1220 Dundas Street East

Date:	December 4, 2014
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Ward:	Toronto-Danforth, Ward 30
Reference Number:	Ts2014203te.top.doc

SUMMARY

Streetcar Developments is constructing a 7-storey condominium at No. 1220 Dundas Street East. They need to close the sidewalk and a bicycle lane on the north side of Dundas Street East and establish a temporary pedestrian walkway in the bicycle lane in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and a bicycle lane on the north side of Dundas Street East, between a point 70.4 metres east of Carlaw Avenue and a point 125.2 metres east of Carlaw Avenue, from February 11, 2015 to December 31, 2015.
2. City Council direct that Dundas Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. Streetcar 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 closure, these fees will be approximately \$17,800.00.

DECISION HISTORY

City Council, at its meeting on June 10, 11, 12 and 13, 2014, adopted Item 32.11 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, with respect to the lands municipally known as 1220-1230 Dundas Street East.

ISSUE BACKGROUND

Transportation Services has received an application from Streetcar Developments for a temporary closure of the sidewalk and a bicycle lane on the north side of Dundas Street East, between a point 70.4 metres east of Carlaw Avenue and a point 125.2 metres east of Carlaw Avenue.

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 11 months and needs City Council's approval.

COMMENTS

Dundas Street East, between a point 70.4 metres east of Carlaw Avenue and a point 125.2 metres east of Carlaw Avenue, operates two-way with one traffic lane and one bicycle lane in each direction. Both sides of the street have "No Stopping Anytime" restrictions. The TTC does not operate on this portion of Dundas Street East.

The proposed construction staging area will require temporarily closing the bicycle lane and sidewalk fronting the site. As a result, westbound cyclists will have to merge with vehicular traffic in the vicinity of the site. A temporary pedestrian walkway will be established in the bicycle lane beside the construction staging area.

This construction staging area will be an easterly continuation of an existing construction staging area that was approved by Toronto and East York Community Council on February 24, 2014, for the property at No. 345 Carlaw Avenue. The road and sidewalk occupation requirements are the same for both construction staging areas.

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

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

Attachment 1: Drawing No. 421G-1602 - dated December, 2014

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