



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 830 Lansdowne Avenue

Date:	March 24, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Ward:	Davenport, Ward 18
Reference Number:	Ts2015042te.top.doc

SUMMARY

Neudorfer Development Corporation is building two condominium towers (a 23-storey and 27-storey) at 830 Lansdowne Avenue, at the north-west corner of Dupont Street and Lansdowne Avenue. To enable construction, the developer must close the west side sidewalk and curb lane on Lansdowne Avenue, for a period of 30 months.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the west sidewalk and curb lane fronting 830 Lansdowne Avenue for 30 months, from March, 2015 to September 31st 2017, as shown on Drawing No. 421G-1717 attached to the report dated March 24, 2015 entitled, "Construction Staging Area – Lansdowne Avenue", from the Director, Transportation Services Toronto and East York District.
2. City Council prohibit southbound left turns from 7:00 a.m. to 7:00 p.m., Monday to Saturday at the intersection of Lansdowne Avenue and Dupont Street.
3. City Council adjust the existing "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays" on the west east side of Lansdowne Avenue, between Dupont Street and Davenport Road to indicate between Brandon Avenue and Davenport Road.
4. City Council enact "No Stopping Anytime" on the west east side of Lansdowne Avenue, between Dupont Street and Brandon Avenue.

5. City Council rescind the existing "No Parking Anytime" on both sides of Lansdowne Avenue, between Dupont Street and Brandon Avenue.
6. City Council enact "No Parking Anytime" on the east side of Lansdowne Avenue, between Dupont Street and Brandon Avenue.
7. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area, if required, to accommodate the Pan Am festivities during the months of July and August 2015.
8. City Council direct that Lansdowne Avenue be returned to its pre-construction parking and traffic regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Neudorfer Development Corporation 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 the projected duration of the closure, these fees will be approximately \$40,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from Neudorfer Development Corporation requesting a temporary closure of the west side sidewalk and curb lane on Lansdowne Avenue, fronting 830 Lansdowne Avenue, to use as a construction staging area to construct a condominium development at this site.

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 30 months and needs City Council approval.

COMMENTS

Lansdowne Avenue is a minor arterial road and operates four lanes, two in each direction, between Dupont Street and Brandon Avenue, on a pavement width of 14.6 metres. Parking is prohibited at all times on both sides. Stopping is prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the west side of the street and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of the street. TTC bus service operates on this section of Lansdowne Avenue and thus the temporary closure requires City Council approval.

If the construction staging area is approved, the west curb lane and sidewalk on Lansdowne Avenue, fronting the site, will be closed and pedestrians will be redirected into a protected covered walk-way within the closed portion of the west curb lane. To enhance traffic flow around the construction site, southbound left turns on Lansdowne Avenue at Dupont Street will be prohibited between 7:00 a.m. and 7 p.m., Monday to Saturday. No stopping anytime will be implemented on the west side of Lansdowne Avenue between Dupont Street and Brandon Avenue. TTC Staff have been consulted and have no objections.

Reasons for the partial road closure

Developing this property requires excavating the entire site to accommodate 2 levels of underground parking. The applicant requires a construction staging area within the road allowance, on the west side of Lansdowne Avenue, in order to construct the buildings.

CONTACT

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SIGNATURE

Kypros Perikleous
Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-1717, dated March 2015

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