STAFF REPORT
ACTION REQUIRED

Construction Staging Area – 17 Dundonald Street

Date: January 22, 2016
To: Toronto and East York Community Council
From: Director, Transportation Services, Toronto and East York District
Wards: Toronto-Centre Rosedale, Ward 27
Reference Number: Ts2016052te.top.doc

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

59 Project Management Inc., representing Worsley Dundonald Limited is constructing a 18-storey condominium at 17 Dundonald Street. They need to close the south sidewalk on Dundonald Street and the south curb lane of Dundonald Street from January 1, 2016 to January 31, 2018 in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the sidewalk and the curb lane on the south side of Dundonald Street, between a point 95.6 metres east of Yonge Street and a point 166.0 metres west of Church Street, from January 1, 2016 to January 31, 2018.

2. Rescind the existing "No Parking Anytime" car share vehicles excepted restriction on the south side of Dundonald Street, between a point 110 metres east of Yonge Street and a point 11.0 metres further east.

3. Enact a "No Stopping Anytime" restriction on the south side of Dundonald Street between a point 95.6 metres east of Yonge Street and a point 166.0 metres west of Church Street.
4. Direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

5. Direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for nighttime illumination, at their sole cost, to the satisfaction of the Ward Councillor.

6. Direct that Dundonald Street 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. 59 Project Management 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 $87,000.00.

DECISION HISTORY
City Council, at its meeting on March 20, 2014, adopted Item 30.9 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at No. 17 Dundonald Street. The site plan for this location is currently under review by City staff.

ISSUE BACKGROUND
Transportation Services has received an application from 59 Project Management Inc., representing Worsley Dundonald Limited for a temporary closure of the sidewalk and curb lane on the south side of Dundonald Street, between a point 95.4 metres east of Yonge Street and appoint 122.6 metres east of Yonge Street, from January 1, 2016 to January 31, 2018

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 25 months and needs Toronto and East York Community Council’s approval.

COMMENTS
Dundonald Street, between Church Street and Yonge Street is 7.4 metres in width and normally operates one-way west bound traffic. Existing TTC construction for the revitalization of Wellesley Station at 15 Dundonald Street has Dundonald Street closed approximately 209 metres west of Church Street and 45 metres east of Yonge Street. At present, Dundonald Street is operating two way traffic operation due to this construction. The north side of the street is regulated by a "No Parking Anytime" restriction and the south side is regulated by a "No Parking Anytime car share vehicles excepted" restriction.
If the construction staging area is approved, the south sidewalk and curb lane on Dundonald Street fronting the site will be closed and pedestrians will be directed to the north sidewalk. The remaining width of 4.0 metres will continue to accommodate local traffic for the affected residents on the north side of Dundonald Street until such time that the TTC construction at 15 Dundonald Street is complete. Local traffic access will be assisted by Traffic Control Persons. When the TTC construction is complete, Dundonald Street will be reverted back to one-way westbound traffic operation. To enhance traffic flow around the construction site, stopping will be prohibited at all times along the length of the staging area. There would be no impact on the existing parking regulations on Dundonald Street.

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.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

**CONTACT**

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**SIGNATURE**

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

**ATTACHMENTS**

1. Drawing No. 421G-2012, dated December 2015