Construction Staging Area – Dovercourt Road

Date: February 3, 2016

To: Toronto and East York Community Council

From: Director, Transportation Services, Toronto and East York District

Wards: Davenport, Ward 18

Reference Number: Ts2016061te.top.doc

SUMMARY

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

1093 Queen Street West Developments Incorporated is building a nine-storey condominium together with ground floor retail and two levels of underground parking at 1093 Queen Street West. To enable construction, Transportation Services must close the west sidewalk and curb lane on Dovercourt Road flanking the site and a portion of the rear public lane, for a period of 24 months.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the west side sidewalk and curb lane on Dovercourt Road flanking 1093 Queen Street West and a portion of the public lane at the rear of 1093 Queen Street West, for 24 months, from March 1, 2016 to February 28, 2018, as shown on Drawing No. 421G-2056 attached to the report dated February 3, 2016 entitled, “Construction Staging Area – Dovercourt Road”, from the Director, Transportation Services Toronto and East York District.

2. Enact "No Stopping Anytime", on both sides of Dovercourt Road between Queen Street West and the first lane south for the duration of the lane closure outlined in Recommendation 1.
3. Adjust the "No Parking Anytime" on the east side of Dovercourt Road between College Street and Sudbury Street to apply from College Street to Queen Street West and from the first lane south of Queen Street West to Sudbury Street for the duration of the lane closure outlined in Recommendation 1.

4. Rescind the "No Parking Anytime" on the west side of Dovercourt Road between Queen Street West and the first lane south for the duration of the lane closure outlined in Recommendation 1.

5. 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.

6. 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.

7. Direct that Dovercourt Road and the rear public lane 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. 1093 Queen Street West Developments Incorporated 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 $140,000.00.

ISSUE BACKGROUND
Transportation Services, Toronto and East York District has received an application from 1093 Queen Street West Developments Incorporated requesting a temporary closure of the west sidewalk and curb lane on Dovercourt Road flanking the site and a portion of the public lane at the rear of the site to construct a condominium development at this site.

COMMENTS
Dovercourt Road between Queen Street West and Sudbury Street is classified as a collector road and operates two lanes, one in each direction, on a pavement width of 8.5 metres. No parking anytime is in effect on both sides between Queen Street West and the first lane south. There is no TTC service on this street.
If the construction staging area is approved, the west curb lane and sidewalk on Dovercourt Road flanking the site will be closed and pedestrians will be redirected into a protected covered way within the closed west curb lane. A portion of the public lane at the rear will also be closed. The roadway will be reduced to a width of 7.0 metres, enough to maintain two 3.5 metre lanes, one in each direction. To ensure uninhibited traffic movement, no stopping anytime will be implemented on both of Dovercourt Road between Queen Street West and the first lane south.

There will be no impacts to street parking in the area. Impacts on traffic flows will be minimal.

Developing this property requires excavating the entire site to accommodate a two level underground parking garage. The applicant requires a construction staging area within the road allowance on the west side of Dovercourt Road and a portion of the public lane at the rear of the site to enable construction.

Councillor Ana Bailão has been advised of the recommendations of this staff report.

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SIGNATURE

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ATTACHMENTS

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