



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Dundas Street West

Date:	April 14, 2016
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Parkdale-High Park, Ward 14
Reference Number:	Ts2016104te.top.doc

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Dundas Street West, City Council approval of this report is required.

TAS Design Build is building an 8-storey condominium with ground floor retail and a 2.5 level parking facility at 2803 Dundas Street West, located at the southwest corner of Dundas Street West and Indian Grove. To enable installation of the brick work, the Contractor must close the south side sidewalk and curb lane on Dundas Street West and establish a temporary pedestrian walkway in the south curb lane on Dundas Street West, for a period of 2 months.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommend that:

1. City Council approve the closure of the south side sidewalk and curb lane on Dundas Street West fronting 2803 Dundas Street West for 2 months, from May 8, 2016, to July 8, 2016, as shown on Drawing No. 421G-2124 attached to the report dated April 14, 2016, entitled, "Construction Staging Area – Dundas Street West", from the Director, Transportation Services, Toronto and East York District.
2. City Council enact "No Stopping Anytime", on the south side of Dundas Street West from Indian Grove to a point 63 metres west for the duration of the lane closure outlined in Recommendation 1.

3. City Council adjust the "No Stopping 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays", on the south side of Dundas Street West from Royal York Road to a point 120 metres west of Annette Street to apply from Royal York Road to a point 63 metres west of Indian Grove and from Indian Grove to a point 120 metres west of Annette Street for the duration of the lane closure outlined in Recommendation 1.
4. City Council adjust the "1 hour parking 9:00 a.m. to 6:00 p.m.", on the south side of Dundas Street West from a point opposite Heintzman Avenue to Indian Grove to apply from a point opposite Heintzman Avenue to a point 63 metres west of Indian Grove for the duration of the lane closure outlined in Recommendation 1.
5. City Council adjust the regulation authorizing the operation of parking machines/meters, from 9:00 a.m. to 6:00 p.m. Monday to Friday and 8:00 a.m. to 6:00 p.m. Saturday, on the south side of Dundas Street West from Quebec Avenue to Indian Grove to apply from Quebec Avenue to a point 63 metres west of Indian Grove for the duration of the lane closure outlined in Recommendation 1.
6. City Council 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.
7. City Council direct that Dundas Street West 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. TAS Design Build 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 term of the closure, these fees will be approximately \$12,650.00.

DECISION HISTORY

City Council, at its meeting on May 7, 2013, adopted Item TE23.3 of the Toronto and East York Community Council to amend the zoning bylaw regarding 2789 and 2803 Dundas Street West.

ISSUE BACKGROUND

Transportation Services has received an application from TAS Design Build requesting a temporary closure of the south side sidewalk and curb lane on Dundas Street West between Indian Grove and a point 63 metres west to use as a construction staging area to install brick work on the face of a condominium with ground floor retail shops at this site.

COMMENTS

Dundas Street West between Annette Street and Heintzman Street is a major arterial road and operates two lanes in each direction on a pavement width of 12.8 metres. The following parking regulations are in effect fronting the site:

- Stopping is prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday;
- Parking machines operate from 9:00 a.m. to 6:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m. Saturday; and
- Parking is allowed without charge for a maximum period of 3 hours at other times.

If the construction staging area is approved, the east curb lane and sidewalk on Dundas Street West fronting the site will be closed and pedestrians will be redirected into a protected area within the closed east curb lane. Traffic on Dundas Street West will operate one lane eastbound and two lanes westbound. To enhance traffic flow on Dundas Street West, "No Stopping Anytime" would be implemented fronting the site.

TTC staff has been consulted and have no objections. Traffic impacts are expected to be minimal. TTC bus service operates on Dundas Street West and thus the temporary closure requires City Council's approval.

Reasons for the partial road closure

Developing this property requires excavating the entire site to accommodate two and a half levels of underground parking. The applicant requires a construction staging area within the road allowance on the south side of Dundas Street West to enable installation of the brick facing.

Councillor Gord Perks 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

LIST OF ATTACHMENTS

1. Drawing No. 421G-2124, dated April 2016

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