

Construction Staging Area - 4187 Dundas Street West

Date: January 26, 2017
To: Etobicoke York Community Council
From: Director, Transportation Services, Etobicoke York District
Wards: Ward 4 – Etobicoke-Centre
Ward 5 - Etobicoke-Lakeshore

SUMMARY

The purpose of this report is to obtain approval for a construction staging area on the south side of Dundas Street West between a point 8 metres east of Prince Edward Drive and a point 39 metres further east. To enable construction of a new condominium at 4187 Dundas Street West, both the eastbound and westbound left-turn lanes will have to be closed for the duration of construction between April 1, 2017 and January 1, 2019, however both turn movements will be maintained. Lane one eastbound and westbound will be converted to a shared through/left-turn lane to maintain all left-turns and this will also allow for the accommodation of two through lanes in each direction at all times. A covered sidewalk will be maintained at all times on the south side of Dundas Street West, fronting the construction staging area.

Dunpar Homes, on behalf of CIC Millwork Limited in Trust is constructing an 8-storey, 127-unit residential condominium building at the above noted site. The site is currently vacant and is located on the southeast corner of Dundas Street West and Prince Edward Drive. Under the City of Toronto Official Plan, the property is designated as a Mixed-Use area and as an Avenue.

As the Toronto Transit Commission (TTC) operates the Route 30 Lambton bus service on this portion of Dundas Street West, City Council approval of this report is required.

RECOMMENDATIONS

The Director, Transportation Services, Etobicoke York District, recommends that:

1. City Council approve a construction staging area on the south side of Dundas Street West between a point 8 metres east of Prince Edward Drive and a point 39 metres further east from April 1, 2017 to January 1, 2019.

2. 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
3. City Council direct that Dundas Street West be returned to its pre-construction traffic when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Dunpar Homes 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 \$120,695.29. This amount is subject to amendments to coincide with 2018 fees.

DECISION HISTORY

The site was the subject of Site Specific By-Law No. 717-2006, which was enacted by City Council on July 27, 2006. Site Specific By-law No. 1315-2011, which amended By-law No. 717-2006, was approved by the Ontario Municipal Board Order that was issued on February 6, 2008. Also, the Ontario Municipal Board (OMB) has lifted the holding designation on the property.

ISSUE BACKGROUND

Transportation Services has received an application from Dunpar Homes on behalf of CIC Millwork Limited in trust for a construction staging area on the south side of Dundas Street West between a point 8 metres east of Prince Edward Drive and a point 39 metres further east. 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 twenty-one months and requires City Council's approval.

COMMENTS

Dundas Street West, between a point 8 metres east of Prince Edward Drive and a point 39 metres further east, is a major arterial road and operates four lanes (two lanes in each direction) with left-turn lanes on a pavement width of 20.6 metres. TTC operates the Route 30 Lambton bus service on this portion of Dundas Street West and thus the temporary staging area requires City Council's approval. Traffic control signals exist at the intersection of Dundas Street West and Prince Edward Drive.

The proposed construction staging area is needed to safely construct the building. Without it, all eastbound and westbound traffic, bicycles, and pedestrians have to be intermittently stopped when building materials and equipment are hoisted from construction vehicles that will be parked in the curb lane. These intermittent stoppages

would be longer as construction progresses, since the building materials will have to be hoisted higher to the top of the building.

The original proposal was for the construction staging area to be located on the east side of Prince Edward Drive, south of Dundas Street West. It was determined that this is not feasible for various reasons, mainly insufficient turning radius at the intersection of Dundas Street West and Prince Edward Drive for flatbed tractor trailers making deliveries to the site and Prince Edward Drive south of Dundas Street West not being wide enough to accommodate a construction staging area.

Due to the removal of the left-turn lanes and subsequent conversions of lane one eastbound and westbound to shared through/left-turn lanes, traffic analysis was conducted by a consultant hired by the developer. This analysis showed that the only way to have the intersection of Dundas Street West and Prince Edward Drive operate at its existing (preconstruction condition) is by restricting the westbound left-turn movements during the am/pm peak periods (7:00 a.m. - 9:00 a.m. and 4:00 p.m. - 6:00 p.m.). Due to the proximity of Lambton Kingsway Junior Middle School at Prince Edward Drive and Government Road, and concerns with traffic infiltration on other local roads, this measure is not recommended at this time but will be monitored throughout construction. The existing westbound left-turn arrow will be maintained and the signal timing optimized and monitored following the start of construction.

CONTACT

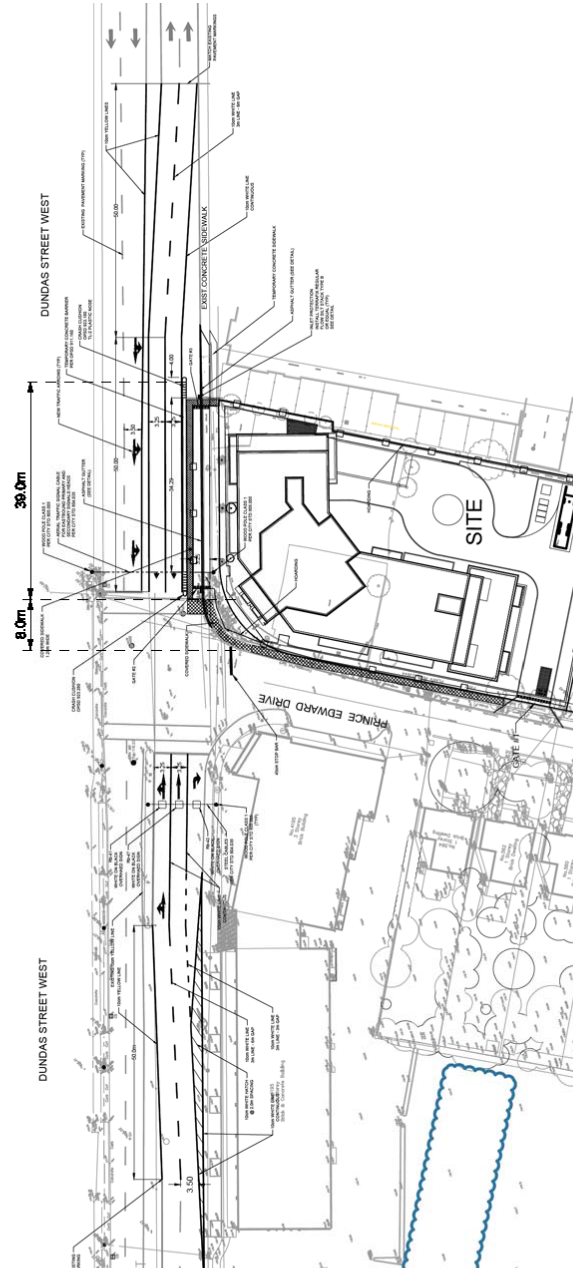
Nader Azar, Work Zone Traffic Coordinator
Traffic Operations, Etobicoke York District
Phone: 416-397-5019; Fax: 416-394-8942
Email: nader.azar@toronto.ca
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SIGNATURE

Steven T. Kodama, P.Eng.
Director, Transportation Services, Etobicoke York District

ATTACHMENTS

1. Area Map



4187 DUNDAS STREET WEST CONSTRUCTION STAGING AREA



Toronto