

## **Construction Staging Area - 4187 Dundas Street West**

Date: March 28, 2017  
To: Etobicoke York Community Council  
From: Director, Transportation Services, Etobicoke York District  
Wards: Ward 4 – Etobicoke-Centre  
Ward 5 - Etobicoke-Lakeshore

### **SUMMARY**

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As a result of concerns expressed at the February 22, 2017 Etobicoke York Community Council meeting, and the deferral of the report (January 26, 2017) entitled "Construction Staging Area - 4187 Dundas Street West", a meeting was held with Dunpar Homes, Transportation Services, Councillor Campbell and Councillor Di Ciano to discuss the construction staging area on the south side of Dundas Street West east of Prince Edward Drive, and ways to decrease the impact on Dundas Street West traffic.

This updated report (March 28, 2017) will supersede report (January 26, 2017) and provide new recommendations.

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**

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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 August 1, 2017 to July 31, 2018.
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 the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

4. City Council direct the applicant to add lane designation signs for westbound traffic on Dundas Street West approaching Prince Edward Drive as well as additional pavement marking arrows.
5. City Council direct that Dundas Street West be returned to its pre-construction traffic when the project is completed.
6. City Council receive for information the report (January 26, 2017) from the Director, Transportation Services, Etobicoke York District.

## **FINANCIAL IMPACT**

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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 \$68,947.58. This amount is subject to amendments to coincide with 2018 fees.

## **DECISION HISTORY**

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An initial construction staging report (January 26, 2017) was presented to Etobicoke York Community Council at the meeting of February 22, 2017 (EY20.39) entitled "Construction Staging Area - 4187 Dundas Street West". That report was deferred to the April 4, 2017 Etobicoke York Community Council meeting.

## **ISSUE BACKGROUND**

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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.

## **COMMENTS**

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Transportation Services staff arranged a meeting with Dunpar Homes, Councillor Campbell and Councillor Di Ciano to discuss the construction staging area on the south side of Dundas Street West, east of Prince Edward Drive. As a result of this meeting, the duration of the occupation of Dundas Street West has been reduced from 21 months to 12 months. In addition, the applicant has agreed to provide and install public art, including mural artwork, onto every elevation of the hoarding board. Also agreed to was that the applicant will provide adequate spotlighting for night-time illumination. To further advise motorists of the new lane configuration, the applicant will add lane designation signs for westbound traffic on Dundas Street West, approaching Prince Edward Drive, as well as include additional pavement marking arrows.

Although allowing a construction staging area on the east side of Prince Edward Drive, south of Dundas Street West was considered, it is not recommended as it would block the continuous sidewalk on this side of the road, and would force pedestrians to cross at a mid-block uncontrolled location.

The recommendations in this report supersede the report dated January 26, 2017 and reflect the results of the discussion with the applicant.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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1. Area Map

