

Construction Staging Area – 250 Davenport Road and 181 Bedford Road

Date: June 7, 2018
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

SUMMARY

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

Diamond Corp. and Toronto Community Housing Corporation (TCHC) will jointly redevelop lands located at 250 Davenport Road and 181 Bedford Road. The site is bounded by Pears Avenue to the north, existing residential uses to the east, Davenport Road to the south and Bedford Road to the west.

The redevelopment of the site will include a new 27-storey residential condominium building and a total of 52 townhouses.

Construction staging area for the site will be set up on the north side of Davenport Road, east side of Bedford Road and south side of Pears Avenue. Matters related to the proposed construction staging area on Pears Avenue will be discussed in a companion report "Construction Staging Area - Pears Avenue (250 Davenport Road and 181 Bedford Road)", requiring Toronto and East York Community Council approval.

The construction staging area on the north side of Davenport Road will be set up within the existing boulevard allowance. Existing pedestrian, bicycle and vehicular traffic operations on Davenport Road will be maintained.

The construction staging area on the east side of Bedford Road will be set up within the east sidewalk and a portion of the northbound lane. Transportation Services is requesting approval to close the sidewalk and a portion of the northbound lane on Bedford Road abutting the site for a period of 12 months. The developer originally requested a closure for 32 months but Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from City Council, if necessary.

With the construction staging area in place, existing pedestrian operations on the east side of Bedford Road will be maintained in a covered and protected walkway. Pedestrian operations on the west side of Bedford Road will remain unchanged.

Existing traffic lanes and operations on Bedford Road will also be maintained. The proposed construction staging area will not impact current supply of on-street parking on Bedford Road. Additionally, there will be no impact on the existing TTC service on Bedford Road.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the east sidewalk and a 1.8 metre wide portion of the northbound lane on Bedford Rd, between Davenport Road and a point 41 metres north, from October 1, 2018 to October 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 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 that Bedford Road and Davenport be returned to its pre-construction conditions when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Diamond Corp 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 \$53,000.00.

DECISION HISTORY

City Council, at its meeting on January 31, 2017, adopted Item TE21.60 and approved realignment of Permit Parking Area 5E to exclude 250 Davenport Road.

City Council, at its meeting on November 8, 2016, adopted Item TE19.2 and approved amendments to Zoning By-law 438-86 for the lands at 250 Davenport Road.

COMMENTS

Development Proposal

Diamond Corp. and Toronto Community Housing Corporation (TCHC) plan to jointly redevelop the lands represented by the municipal addresses of 250 Davenport Road and 181 Bedford Road. The site is currently owned by the TCHC and is bounded by

Pears Avenue to the north, existing residential uses to the east, Davenport Road to the south and Bedford Road to the west.

For the purpose of redevelopment, the site will be divided into two parcels. The eastern parcel, represented by the municipal address of 250 Davenport Road, consists of an existing 25-storey rental apartment building and 11 townhouses. The eastern parcel will be retained by the TCHC and redeveloped to include 13 new townhouses to replace the existing 11 townhouses. The existing 25-storey rental apartment building will be retained as part of the redevelopment proposal. The main vehicular access for visitors will continue to be from Davenport Road.

The western parcel, represented by the municipal address of 181 Bedford Road, consists of existing open recreational space. The western parcel will be redeveloped to include a new 27-storey residential condominium building and 39 new townhouses. Permanent vehicular access to the development will be from Pears Avenue.

A 3-storey underground parking garage currently serves residential parking demand at the site. The subject underground parking garage will be renovated to provide two separate underground parking facilities for the developments on the eastern and western parcels. The new underground parking facilities will be accessed through two separate entrances on Pears Avenue.

Construction Activities

Based on the information provided by the developer and at the time of this report, renovation work at the underground parking garage is being undertaken. The eastern portion of the underground garage will be renovated to include a new separation wall, new internal ramps, a new exit staircase and a new driveway from Pears Avenue. The western portion of the underground garage will be demolished and rebuilt.

Subsequent to the underground parking garage renovation work, construction work for the new development at the site will begin.

Major construction activities and associated timeline for the overall redevelopment of the site are described below:

- Excavation and shoring work: to be completed by December 2018;
- Concrete work: January 2019 to September 2020;
- Building enclosure work: January 2020 to December 2020; and
- Interior finishes: June 2020 to February 2021.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of construction on all road users.

Construction Staging Areas and Proposed Closures:

Based on the information provided by the developer, all construction activities including delivery and storage of construction material cannot be accommodated within the site, when at grade level, due to limited availability of space. Construction staging areas for the new development have been proposed within in the road right-of-way on the east side of Bedford Road, north side of Davenport Road and south side of Pears Avenue.

Matters related to construction staging area on Pears Avenue has been discussed in a companion report "Construction Staging Area - Pears Avenue (250 Davenport Road and 181 Bedford Road)" requiring Toronto and East York Community Council approval. Therefore, this report only discusses matters related to construction staging area on Bedford Road and Davenport Road.

The construction staging area on Davenport Road will be set up within the existing boulevard allowance on the north side of the roadway abutting the site. With the proposed construction staging area in place, existing vehicular and bicycle traffic operations on Davenport Road will remain unchanged. Pedestrian movements on the north side of Davenport Road will be maintained in a 1.7 metre wide covered and protected walkway within the existing boulevard allowance. Pedestrian movements on the south side of Davenport will be maintained on the existing sidewalk.

The construction staging area on Bedford Road will be set up within the existing sidewalk and a portion of the northbound lane. The proposed construction staging area will be utilized to accommodate construction material deliveries by large trucks (i.e. tractor-trailer units and concrete trucks).

Bedford Road, in the vicinity of the site, is a north-south collector road and consists of a two-lane (one northbound and one southbound) cross-section. The TTC service on Bedford Road is provided by bus route No.26. The subject transit route, in the vicinity of the site, is served by the northbound and southbound near-side transit stops located on Bedford Road at Davenport Road.

The following parking regulations are in effect on the subject section of Bedford Road:

East Side:

- "No Stopping, Anytime" between a point 85 metres north of Bloor Street West and Dupont Street.

West Side:

- "No Parking, Anytime" between Davenport Road and a point 44 metres north.
- "Two-hour Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday" between a point 44 metres north of Davenport Road and Dupont Street.
- "Pay and Display parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday" between a point 44 metres north of Davenport Road and Dupont Street.
- "Permit Parking, 12:01 a.m. to 8:00 a.m., All times" between Davenport Road and Dupont Street.

Subject to approval, a 1.8 metres wide portion of the northbound lane and the sidewalk on the east side of Bedford Road, between Davenport Road and a point 41 metres north, will be closed to accommodate construction staging operations for the development.

The proposed construction staging area on Bedford Road is being requested for a period of 32 months (i.e. October 1, 2018 to June 1, 2021).

Traffic Impacts

With the proposed construction staging area in place, existing two-way (northbound and southbound) traffic operations on Bedford Road will be maintained. The lane widths of the northbound and southbound lanes on Bedford Road, in the immediate vicinity of the proposed construction staging area, will be 3.5 metres and 4.7 metres, respectively. Pedestrian movements on the east side of Bedford Road will be maintained in a 1.5 metre wide covered and protected walkway. Pedestrian movements on the west side of Bedford Road will be maintained on the existing sidewalk.

To enhance traffic flow around the proposed construction staging area, existing stopping prohibition at all times on the east side of Bedford Road, between a point 85 metres north of Bloor Street West and Dupont Street, will remain effective.

The proposed construction staging area will not impact current supply of on-street parking on Bedford Road. Furthermore, the proposed construction staging area on Bedford Road will not impact the existing TTC service and location of transit stops.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned on the subject section of Bedford Road. Therefore, the proposed construction staging area on Bedford Road is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Diamond Corp. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Joe Cressy's office has been advised of the recommendations of this staff report.

CONTACT

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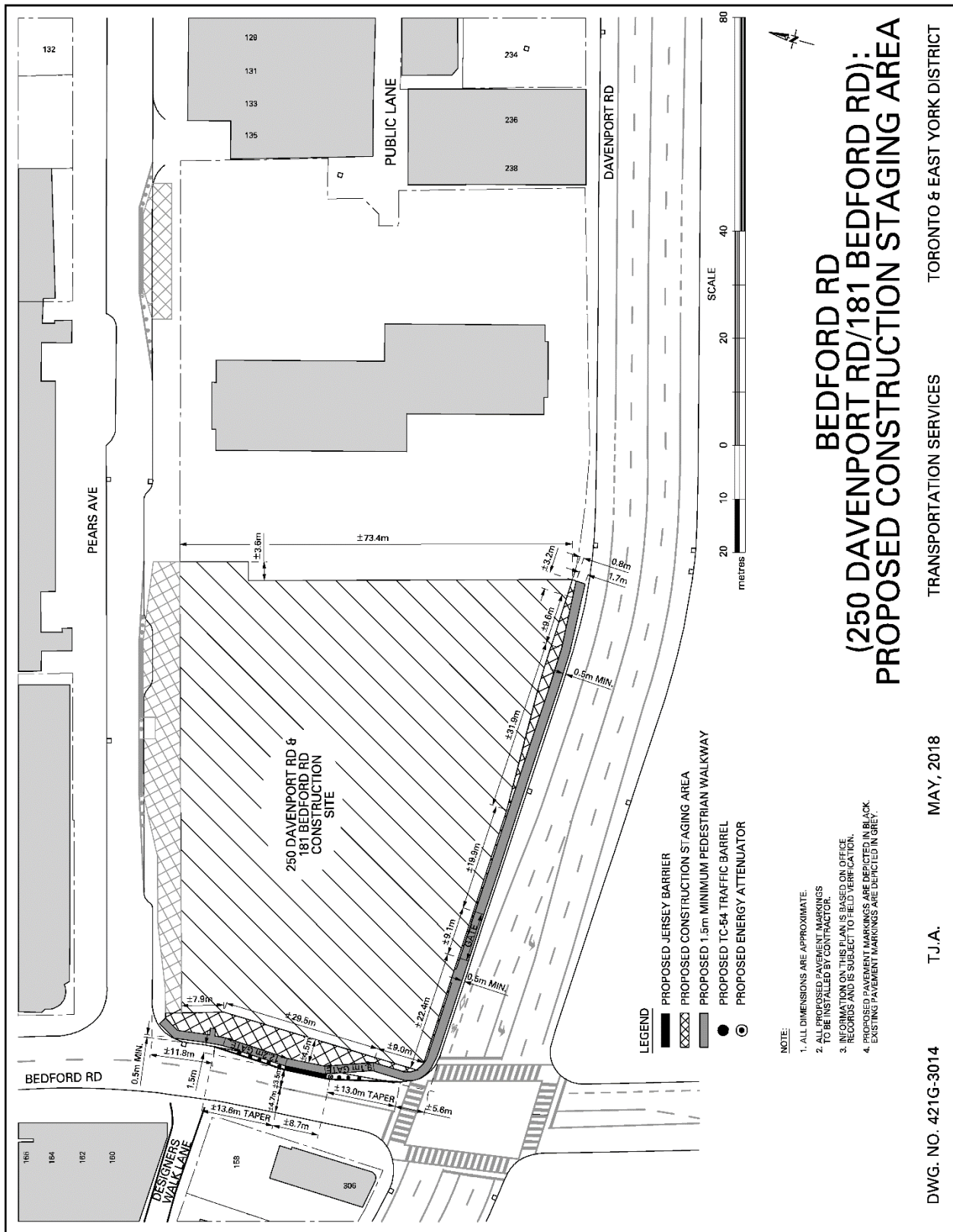
SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-3014, dated May, 2018

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BEDFORD RD
(250 DAVENPORT RD/181 BEDFORD RD):
PROPOSED CONSTRUCTION STAGING AREA

DWG. NO. 421G-3014 T.J.A. MAY, 2018 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT

Construction Staging Area - 250 Davenport Road and 181 Bedford Road