

Construction Staging Area – 14 Dewhurst Boulevard

Date: April 30, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 14, Toronto-Danforth

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Transportation Services is requesting approval to close the west sidewalk and curb lane on Dewhurst Boulevard for a period of 20 months.

Laughlin Solutions Incorporated is building a 4-storey condominium with a total of 32 units, a stacked parking garage for approximately 24 cars and one surface parking space. The site is located on the west side of Dewhurst Boulevard, just north of Danforth Avenue and south of Strathmore Boulevard. To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council approve the closure of the west sidewalk and 1.5 metres of the southbound parking lane on Dewhurst Boulevard, from a point 33 metres north of Danforth Avenue to a point 63.4 metres further north, from May 31, 2019 to January 1, 2021.
2. Toronto and East York Community Council amend the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the west side of Dewhurst Boulevard, from Danforth Avenue to a point 45.1 metres north of Milverton Boulevard, to exclude the section from a point 33 metres north of Danforth Avenue to a point 63.4 metres further north.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Dewhurst Boulevard, from a point 33 metres north of Danforth Avenue to a point 63.4 metres further north.

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4. Toronto and East York Community 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.
5. Toronto and East York Community 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.
6. Toronto and East York Community Council direct that Dewhurst Boulevard be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Laughlin Solutions 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 projected term of the closure, these fees will be approximately \$63,283.71.

DECISION HISTORY

City Council, at its meeting on November 7, 2017, adopted Item TE27.24 Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement of the Toronto and East York Community Council, to amend Zoning By-law No. 438-86 for the lands at 14 Dewhurst Boulevard.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.24>

COMMENTS

Development Proposal

Laughlin Solutions Incorporated is building a 4-storey condominium with a total of 32 units, a stacked parking garage for approximately 24 cars and one surface parking space. The site is located on the west side of Dewhurst Boulevard, just north of Danforth Avenue and south of Strathmore Boulevard. In order to proceed with the construction of the development, the construction staging area will be set up within the road right-of-way on the west side of Dewhurst Boulevard.

Construction Activities:

Construction of the development will be undertaken in several phases. Major construction phases and associated timeline are described below:

- Excavation and shoring phase: March 2019 to June 2019;
- Concrete work phase: March 2019 to November 2019;
- Building envelope phase: March 2019 to October 2020; and
- Interior finishes phase: October 2020 to January 2021.

Construction Staging Areas:

Dewhurst Boulevard, in the vicinity of the site, operates as a two way north and southbound local roadway. Local road access will be maintained with one lane in each direction north and southbound (3.5 metres each).

The following parking regulations are in effect on the subject section of Dewhurst Boulevard:

East Side:

"No Parking Anytime" from Danforth Avenue to Fielding Avenue.

West Side:

Parking by permit only regulation is effect from 12:01 a.m. to 10:00 a.m., on the west side of Dewhurst Boulevard, from Danforth Avenue to a point 45.1 metres north of Milverton Boulevard. Maximum three-hour parking is in force outside of these hours.

There is also a one-hour parking sign posted on Dewhurst Boulevard that is not supported by By-law.

Construction staging operations for the development are requested to take place within the west sidewalk and a combined 1.5 metre-wide portion of the southbound parking lane. The subject construction staging area will be utilized to accommodate construction material deliveries by the tractor trailer units and concrete trucks in a very short length (43.4 metres).

Traffic Impacts:

With the proposed construction staging area, Dewhurst Boulevard, in the immediate vicinity of the site, will continue to operate as one-lane in each direction (north and southbound) with a road width of 7 metres. Pedestrian operations on Dewhurst Boulevard will be directed to a 1.7 metre-wide covered and protected walkway within the closed portion of the southbound lane.

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 Dewhurst Boulevard. Therefore, the proposed construction staging area on Dewhurst Boulevard is not expected to conflict with the City's capital works projects.

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

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

CONTACT

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SIGNATURE

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ATTACHMENTS

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Drawing 421G-3390, April 2019

