

## **Construction Staging Area Time Extension – 250 Davenport Road and 181 Bedford Road**

**Date:** September 11, 2019  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

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

Diamond Corp. is constructing a 27-storey residential condominium building and a total of 52 townhouses at 250 Davenport Road and 181 Bedford Road. The sidewalk and northbound curb lane on the east side of Bedford Road abutting the site are closed to accommodate construction staging operations for the development. City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, authorize the subject construction staging area on Bedford Road, from October 1, 2018 to October 1, 2019.

Transportation Services is requesting to extend the duration of the construction staging area on Bedford Road for an additional 17 months (i.e. from October 30, 2019 to March 31, 2021), in order to allow for the completion of construction of the development.

### **RECOMMENDATIONS**

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

1. City Council authorize the continuation of the closure of the east sidewalk and a 1.8 metres wide portion of the northbound curb lane on Bedford Road, between Davenport Road and a point 41 metres north, from October 30, 2019 to March 31, 2021.
2. City Council direct the applicant to continue posting 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 continue providing and installing 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 Road be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to 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 duration of the proposed closures on Bedford Road these fees will be approximately \$21,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted as amended Item TE34.99 and in so doing, approved the closure of the east sidewalk and northbound curb lane on Bedford Road abutting the east side of the site, from October 1, 2018 to October 1, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.99>

## **COMMENTS**

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### **Development Proposal**

A 27-storey residential condominium building is currently being constructed by Diamond Corp. 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.

For the purpose of redevelopment, the site has been 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 is under redevelopment to include 13 new townhouses which will 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 Staging Areas**

Construction staging operations for the development take place within the road right-of-way on the east side of Bedford Road abutting the site. The sidewalk and northbound curb lane on the east side of Bedford Road, between Davenport Road and a point 41 metres north are closed to accommodate construction staging operations. Pedestrians are directed to a 1.7 metre wide covered and protected walkway within the closed portion of the northbound curb lane. Pedestrian operations on the west sidewalk are maintained.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in effect on the east side of Bedford Road, adjacent to the construction staging area.

## **Time Extension**

By way of background, the developer originally requested a closure for 32 months to accommodate construction staging operations but Transportation Services only requested 12 months. Subsequently, staff would review the need for a time extension of the construction staging area.

The building has been constructed to the ground level and above ground construction leading to a 27-storey tower has started. The developer has informed staff that due to limited space availability, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions and the current construction staging area on Bedford Road is essential to continue with the development.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring right-of-way occupation on Bedford Road will be completed by March 31, 2021, approximately 2 months ahead of the original end date.

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject 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 Mike Layton's office has been advised of the recommendations of this staff report.

## **CONTACT**

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Craig Cripps,  
Supervisor Traffic Engineering (A)  
Work Zone Coordination and Mitigation  
Transportation Services  
Telephone: (416) 397-5020  
E-mail: [Craig.Cripps@toronto.ca](mailto:Craig.Cripps@toronto.ca)

## **SIGNATURE**

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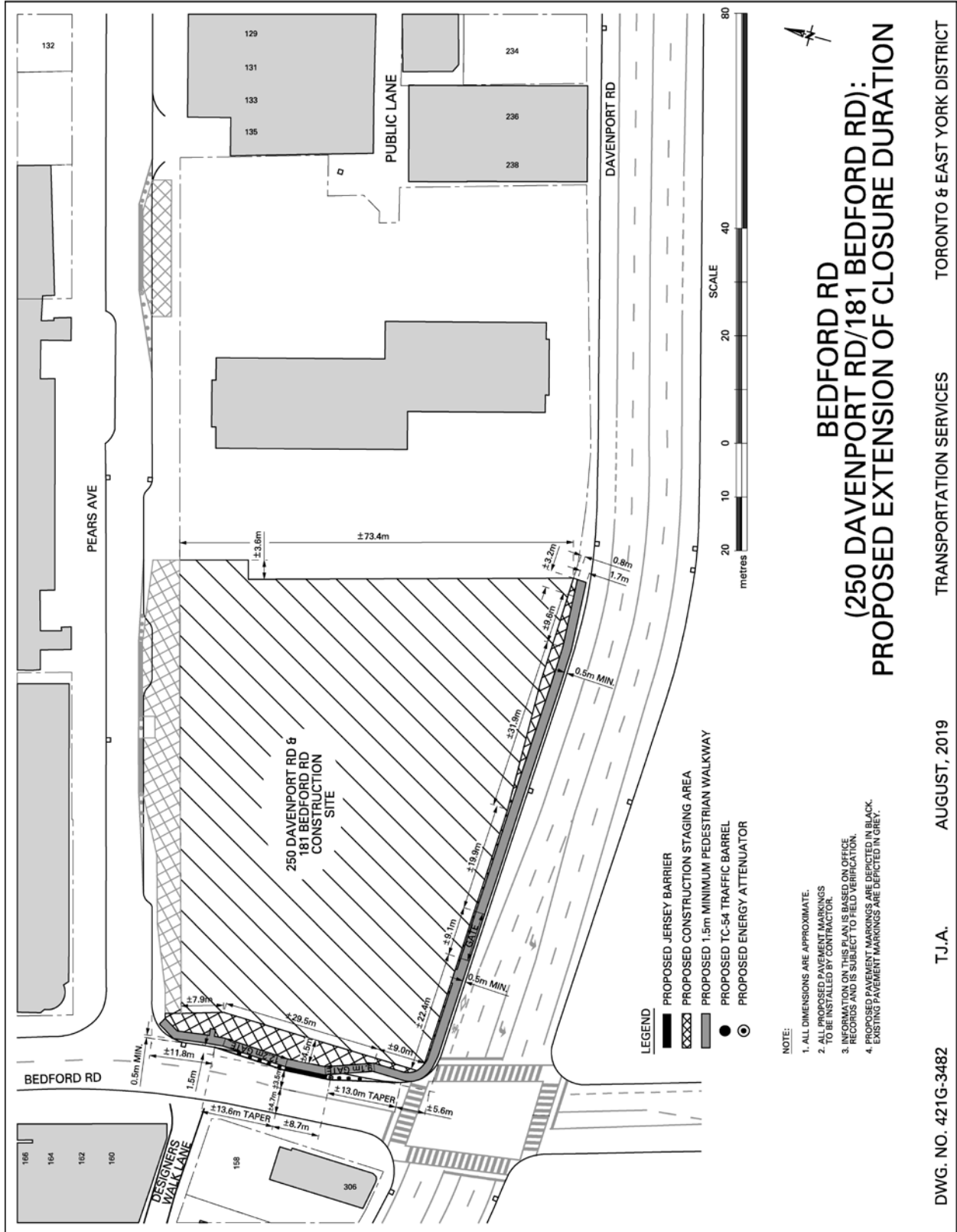
Roger Browne, M.A.Sc., P.Eng.  
Acting Director,  
Traffic Management  
Transportation Services

## **ATTACHMENTS**

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Drawing No. 421G-3482 dated August, 2019

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