

Construction Staging Area Time Extension - 342-346 Davenport Road

Date: March 12, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University - Rosedale

SUMMARY

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

Freed Developments is constructing a 9-storey residential condominium building at 342-346 Davenport Road. The sidewalk and a portion of the westbound curb lane, on the north side of Davenport Road, is currently closed for construction staging operations. City Council, at its meeting on June 18 and 19, 2019 approved the subject staging area from June 25, 2019 to June 30, 2021. The developer has requested an extension of the duration of the construction staging area on Davenport Road, as the site has experienced a number of construction delays in the start-up of the site and delays related to COVID-19.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Davenport Road for an additional 12 months (July 1, 2021 to June 30, 2022) in order to complete the construction of the development.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the east sidewalk and a 5.1 metre-wide portion of the westbound curb lane on Davenport Road, between a point 94 metres east of Dupont Street and a point 28 metres further east and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from July 1, 2021 to June 30, 2022.
8. 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.

9. 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.
10. City Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when the project is complete except the parking machine space regulations.
11. City Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
12. City Council direct the applicant to continue to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
13. City Council direct the applicant to continue to ensure that the existing sidewalks and existing pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
14. City Council direct the applicant to continue to clearly consult and communicate all construction, parking and road occupancy impacts with local Business Improvement Areas and resident associations in advance of any physical road modifications.
15. City Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.

FINANCIAL IMPACT

There is no financial impact to the City. Freed Developments 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 Davenport Road, these fees will be approximately \$360,000.00

DECISION HISTORY

City Council, at its meeting on June 18 and 19, 2019 adopted as amended Item TE6.31 entitled "Construction Staging Area - 342-346 Davenport Road" and in doing so, approved the closure of the sidewalk and a 5.1 metres wide portion of the westbound lane on the north side of Davenport Road, between a point 94 metres east of Dupont Street and a point 28 metres further east and the provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from June 25, 2019 to June 30, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.31>

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COMMENTS

Status of the Development

A nine-storey residential development is being constructed Freed Developments at 342-346 Davenport Road. The site is bounded by Designers Walk Lane to the north, existing residential buildings (338 Davenport Road) to the east, Davenport Road to the south and an existing residential building (348 Davenport Road) to the west.

The development in its completed form, will consist of 30 dwelling units with ground floor retail and a 3 level underground parking garage. Permanent vehicular access to the development will be from Davenport Road.

The developer has advised that they have been delayed due to delays in the start-up of construction and delays related to COVID-19.

At the time of this report, the developer is finished with the excavation and below grade formwork has been completed. The updated schedule of major construction activities and associated timelines for the development are described below:

- Above grade formwork is approximately 50% complete and is scheduled to be completed late 2021
- Building envelope phase has been started and is scheduled to be completed in early 2022
- Interior finishes: will start in April 2021 and will be completed mid-2022.

Construction Staging Areas

Currently a 5.1 metre wide portion of the westbound lane and the sidewalk on the north side of Davenport Road fronting the site are closed to accommodate the construction staging operations. Pedestrians are directed to a 1.5 metre wide protected covered walkway within the closed portion of the westbound lane.

Traffic lanes on Davenport Road have been realigned to maintain the existing eastbound and westbound traffic operations. With the proposed construction staging area in place, Davenport Road in the immediate vicinity of the site operates as a 3.0 metre wide through traffic lane, a 3.0 metre wide curb lane and a 1.2 metre wide bike lane in the eastbound and westbound directions. Pedestrian operations on the south sidewalk will remain unchanged.

Also, as a result of the realignment of traffic lanes, eleven on-street parking machine spaces located on the north side and six parking machine spaces located on the south side of Davenport Road have been removed. Freed Developments will be responsible for the lost revenue of seventeen parking machine spaces on the subject section of Davenport Road for duration of project activities.

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

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the 2021 City's Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area on Davenport Road is not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that Freed Developments has looked at all options to alleviate congestion at this location.

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 342-346 Davenport Road

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