

Construction Staging Area Time Extension – Davenport Road (128 Hazelton Avenue)

Date: February 21, 2019
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.

Clark Construction Management is constructing a 9-storey condominium building at 128 Hazelton Avenue. The site is located in the south-west corner of Davenport Road and Hazelton Avenue. The sidewalk and a portion of the eastbound lane on the south side of Davenport Road fronting the site are currently closed to accommodate construction staging operations for the development.

City Council, at its meeting on January 31 and February 1, 2018, approved the subject construction staging area on Davenport Road, from February 7, 2018 to February 7, 2019. A time extension of the construction staging area on Davenport Road for an additional 13 months (i.e. from March 27, 2019 to April 30, 2020), in order to complete the construction of the development.

RECOMMENDATIONS

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

1. City Council approve the continuation of the closure of the sidewalk and a portion of the eastbound curb lane on the south side of Davenport Road, between Hazelton Avenue and a point 35 metres west and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from March 27, 2019 to April 30, 2020.
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 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.
5. City Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
7. City Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
8. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. City Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Clark Construction Management 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 \$731,000.00.

DECISION HISTORY

City Council, at its meeting on January 31 and February 1, 2018, adopted Item TE29.53 and in so doing approved the closure of the south sidewalk and a 3.0 metre wide portion of the eastbound curb lane on Davenport Road, between Hazelton Avenue and a point 35 metres west and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from February 7, 2018 to February 7, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.53>

COMMENTS

A 9-storey residential condominium building is currently being constructed by Clark Construction Management at 128 Hazelton Avenue. The site is bounded by Davenport Road to the north, Hazelton Avenue to the east, existing residential uses (124 Hazelton Avenue) to the south and existing mixed-use development (211-225 Davenport Road) to the west.

The development in its completed form, will consist of 18 dwelling units with a three level underground parking garage. Permanent vehicular access to the development will be provided from Hazelton Avenue.

With the current construction staging area in place, Davenport Road in the immediate vicinity of the site operates as two eastbound and two westbound traffic lanes. A covered walkway has been established to maintain pedestrian movements on the south side of Davenport Road. Pedestrian operations on the north sidewalk are maintained. Bike operations on the north and south sides of Wellesley Street East are maintained in the bike lanes.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in-effect on both sides of Wellesley Street East.

At the time of this report, the building has been constructed to 3-storeys and construction work is underway to complete the remaining 6-storeys. 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 Davenport Road is essential to continue with the development.

By way of background, the developer originally requested a closure for 25 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.

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 Davenport Road will be completed by April 30, 2020.

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 Davenport Road is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Clark Construction Management 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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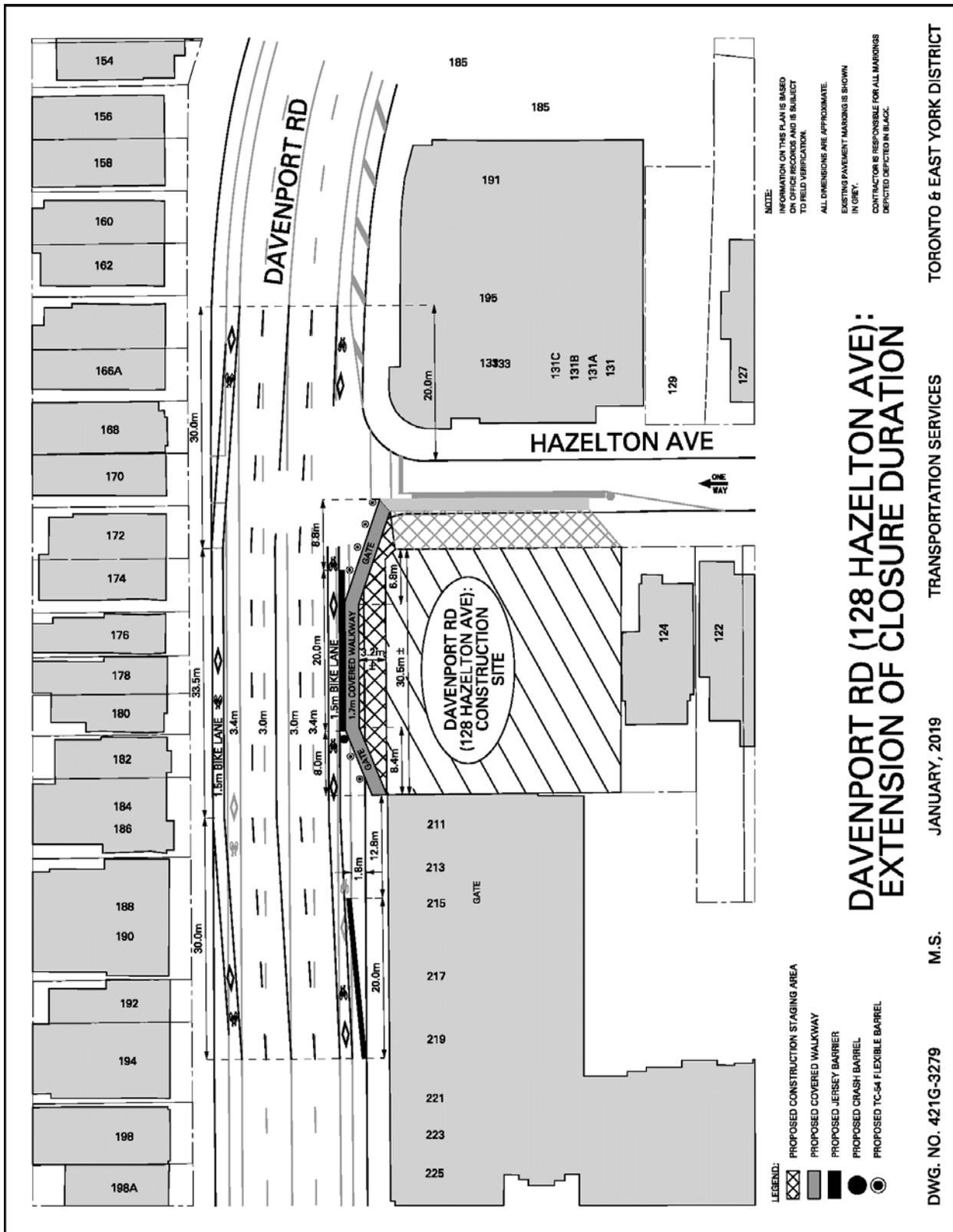
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2768, dated January, 2019

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