TORONTO

REPORT FOR ACTION

Construction Staging Area Time Extension – 31 - 35 Dundonald Street

Date: August 14, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Toronto-Centre Rosedale, Ward 27

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.

Plazacorp Investments Limited is constructing a 37-storey residential condominium building and 10 townhomes at 31-35 Dundonald Street. The site is also known by "50 Wellesley Street East". The sidewalk and a portion of the westbound lane on Dundonald Street fronting the site are currently closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on January 19, 2016, approved the subject construction staging area on Dundonald Street, from December 1, 2015 to September 30, 2017. Transportation Services is requesting approval to extend the duration of the subject construction staging area from October 1, 2017 to December 31, 2019 in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and a portion of the westbound lane on the south side of Dundonald Street, between a point 155.08 metres east of Yonge Street and a point 190.32 metres east of Yonge Street, from October 1, 2017 to December 31, 2019.

2. Toronto and East York Community Council approve the continuation of "No Stopping, Anytime" restriction on the south side of Dundonald Street, between a point 155.08 metres east of Yonge Street and a point 190.32 metres east of Yonge Street.

3. Toronto and East York Community 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. Toronto and East York Community 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 Toronto and East York Community Council direct that Dundonald Street 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. Plazacorp Investments Limited 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 closure, these fees will be approximately $124,100.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on January 19, 2016, considered Item TE13.41 and approved the closure of the sidewalk and a portion of the westbound lane on the south side of Dundonald Street, between a point 155.08 metres east of Yonge Street and a point 199.32 metres east of Yonge Street, from December 1, 2015 to September 30, 2017.

COMMENTS

A mixed-use development consisting of a 37-storey residential condominium building and 10 townhomes is currently being constructed by Plazacorp Investments Limited at 31-35 Dundonald Street. The site is also known by "50 Wellesley Street East". The site is bounded by Dundonald Street to the north, Paul Kane House and Parkette (56 Wellesley Street East) to the east, Wellesley Street East to the south and future under-construction residential development (40 Wellesley Street East) to the west.

The development, in its complete form, will consist of 366 dwelling units and 10 townhomes along with ground floor retail and a three-level underground parking garage. All permanent access to the development will be provided from Dundonald Street and Wellesley Street East.

The construction staging operations for the subject development take place within the road right-of-way on the south side of Dundonald Street. The construction staging area on Dundonald Street was approved by the Toronto and East York Community Council from December 01, 2015 to September 30, 2017 and includes the closure of the south sidewalk and a portion of the westbound lane on the south side of Dundonald Street.

With the current construction staging area in place, Dundonald Street continues to operate as one-way westbound. Pedestrians are directed to a temporary walkway established in the closed portion of the westbound lane. At present, "No Parking, during all times" and a "No Stopping, during all times" restrictions are in effect on the north and south sides of Dundonald Street, in the immediate vicinity of the site.

The developer has requested an extension of the duration of the construction staging area on Dundonald Street in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a number of construction delays due to inclement weather, and an extended amount of time spent below grade undertaking ground water control, dewatering, shoring and excavation delays due to tree protection on the adjacent property.

The building has been constructed to the ground level and above ground construction leading to a 37-storey tower and 10 townhomes 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 Dundonald Street 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 Dundonald Street will be completed by December 31, 2019.

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 Dundonald Street is not expected to conflict with the City's capital works projects.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

CONTACT

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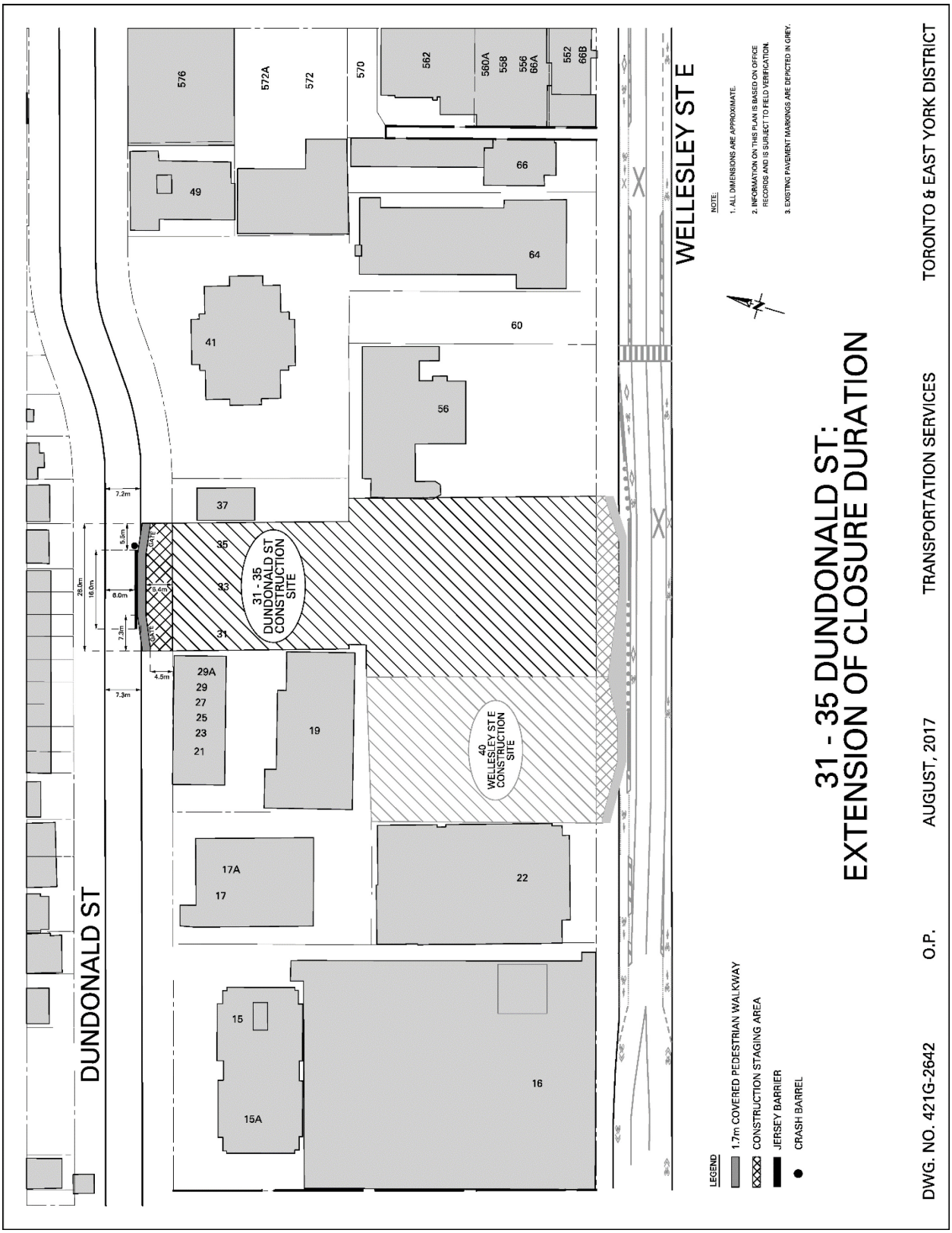
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2642, dated August, 2017

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