



REPORT FOR ACTION

Construction Staging Area – 390-440 Dufferin Street

Date: January 28, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

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

Ellis Don Residential is constructing 3 mixed use buildings on this site, (13-story, 12 story and 11 story) at the lands located at 390 to 440 Dufferin Street. The site is bounded by Alma Avenue to the north, Dufferin Street to the east, Queen Street West to the south and a private lot to the west.

Transportation Services is requesting approval to close the sidewalk and curb lane on the west side of Dufferin Street for a period of 17 months in order to enable construction of the above mentioned development. Pedestrian operations will be maintained within the closed portion of the existing curb lane on Dufferin Street.

RECOMMENDATIONS

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

1. City Council approve the closure of the west sidewalk on Dufferin Street, from Alma Avenue to a point 157 metres south from March 1, 2019 to August 1, 2020.
2. City Council approve the closure of the southbound curb lane on Dufferin Street, from Alma Avenue to a point approximately 157 metres south from March 1, 2019 to August 1, 2020.
3. City Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, on the west side of Dufferin Street, between Alma Avenue and Peel Avenue.
4. City Council amend the existing Permit Parking regulation in effect from 12:01 a.m. to 7:00 a.m. on the even (west) side of Dufferin Street to exclude the section between Peel Avenue and Alma Avenue.

5. City Council prohibit stopping at all times at all times on the west side of Dufferin Street, between Alma Avenue and Peel Avenue.
6. City 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.
7. City 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.
8. City Council direct that Dufferin Street be returned to its pre-construction traffic regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Ellis Don Residential 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 \$156,892.66.

DECISION HISTORY

City Council at its meeting on August 25, 2015 adopted Item PG35.9 Adopted on Consent for Official Plan Amendment and Zoning Amendment Applications for 440 Dufferin Street.

COMMENTS

This lot construction plan consists of 3 mixed use buildings on this site, (13-story, 12 story and 11 story) at the lands located at 390 to 440 Dufferin Street. The site is bounded by Alma Avenue to the north, Dufferin Street to the east, Queen Street West to the south and a private lot to the west.

The mixed-use development will consist of approximately 408 dwelling units along with ground floor retail and a two-level underground parking garage.

Based on the information provided by the applicant, the entire site will be excavated lot line to lot line to a depth of approximately 10 metres. In order to continue with the construction of the development, construction staging area would be setup within the road right-of-way on the west side of Dufferin Street. Major construction activities and associated duration are described below:

- Demolition: Completed in May 2018;
- Shoring and excavation: from June 2018 to December 2018;
- Below grade construction: from October 2018 to February 2019;
- Above-grade construction: from February 2019 to November 2019; and
- Interior finishes: from November 2019 to August 2020.

Shoring and excavation at the site are currently being undertaken. This is a large site and as a result, some below grade construction has commenced in areas where the shoring and excavation has been completed. Construction staging areas for the development are proposed on the west side of Dufferin Street abutting the site.

Ellis Don Residential had initially proposed the closure of the sidewalk on the west side Dufferin Street, directing pedestrians to the east side of Dufferin Street via temporary pedestrian cross overs but Transportation Services did not support that proposal.

Construction staging operations for the subject development will take place within the existing boulevard allowance and curb lane on the west side of Dufferin Street abutting the site. Subject to approval, the west sidewalk on Dufferin Street will closed between Alma Avenue and a point 157.0 metres south. Pedestrians will be redirected to a 1.5 metres wide covered walkway within the closed portion of the existing curb lane on the west side of Dufferin Street.

Currently, Dufferin Street in the vicinity of the site, is a minor arterial roadway and consists of a two south-bound lanes and two north-bound lanes. With the proposed construction staging on Dufferin Street in the southbound curb, Dufferin Street will operate as one southbound lane and two northbound lanes between Alma Avenue and the furthest south point of this site.

TTC bus route 29A, B, C services Dufferin Street within this area. Vehicular lanes on Dufferin Street would be maintained at the existing 3.3 metre width.

Currently the west side of Dufferin Street from Alma Avenue south to a point approximately 137.0 metres south there is overnight on-street Permit Parking. Although 15 spots would be affected, overall, this will not result in the physical deprivation of on-street parking for existing permit holders.

Traffic impact data indicates that the proposed construction staging area is expected to have manageable impacts on the northbound and southbound lane travel times along the Dufferin Street corridor from Alma Avenue (north) to Peel Avenue. Generally, an average increase of approximately 7 seconds would be anticipated along the entire segment of the corridor during the weekday peak hours.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Dufferin Street are not expected to conflict with the City's capital works projects.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Dufferin Street for periods of less than 30 consecutive days over the 17-month life of the project in order to complete construction.

These permits would often contain temporal restrictions to ensure there is no road occupation during the AM and/or PM peak periods. Based on the nature of this type of construction activity, there are potential risks to the city in not allowing the staging area permit to proceed:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give TPS officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load;
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.

This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including AM and PM peak periods at their sole discretion.

- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3190, dated October 2018.

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