

## **Construction Staging Area – 219-231 Dundas Street East**

**Date:** September 11, 2019  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 13, Toronto-Centre

### **SUMMARY**

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

Menkes Developments Ltd is constructing a 22-storey residential condominium building at 219-231 Dundas Street East. The site is bounded by Dundas Street East to the north, existing residential buildings (231 Dundas Street East and 44-50 Pembroke Street) to the east and Elementary School Gabrielle-Roy (14 Pembroke Street) to the south and west. The development is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting authorization to close the south sidewalk and the eastbound curb lane on Dundas Street East for a covered pedestrian walkway for a period of 12 months to accommodate construction staging operations. The developer originally requested a closure for 23 months but Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from City Council if necessary.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the east sidewalk and a 2.1 metre wide portion of the eastbound curb lane on Dundas Street East, between a point 26.5 metres east of Pembroke Street and a point 45 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from October 30, 2019 to October 30, 2020.
2. City Council rescind the existing parking prohibition in effect at all times on the south side of Dundas Street East, between George Street and a point 76 metres east.

3. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Dundas Street East, between George Street and a point 76 metres east.
4. City Council prohibit stopping at all times on the south side of Dundas Street East, between George Street and a point 76 metres east.
5. 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.
6. 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.
7. City Council direct the applicant to sweep the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
8. City Council direct the applicant 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.
9. City Council direct the applicant to ensure 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.
10. City Council direct the applicant 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.
11. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
12. City Council direct that Dundas Street East 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. Menkes Developments Ltd 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 Dundas Street East, these fees will be approximately \$322,000.00.

## DECISION HISTORY

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City Council, at its meeting on April 24, 25, 26 and 27, 2018 adopted Item TE31.6 of the Toronto and East York Community Council to amend Zoning By-law 438-86 for the lands at 219-231 Dundas Street East.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.6>

## COMMENTS

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### Proposed Development

A 22-storey residential condominium building will be constructed by Menkes Developments Ltd at the lands located at 219-231 Dundas Street East. The site is bounded by Dundas Street East to the north, existing residential buildings (231 Dundas Street East and 44-50 Pembroke Street) to the east and Elementary School Gabrielle-Roy (14 Pembroke Street) to the south and west. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

The development, when completed, will consist of 222 dwelling units with a ground floor retail and a 4-level underground parking garage. Permanent vehicular access will be provided from Dundas Street East.

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: from January 2019 to October 2019;
- Below grade formwork: from September 2019 to April 2020;
- Above grade formwork: from April 2020 to November 2020;
- Building envelope: from August 2020 to March 2021; and
- Interior finishes: from September 2020 to August 2021.

Based on the information provided by the developer, the entire site will be excavated to a depth of 17 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities including delivery and storage of construction material cannot be accommodated within the site. Therefore, occupation of road right-of-way on Dundas Street East will be essential to set up construction staging operations for the development.

### Existing Conditions

Dundas Street East, in the vicinity of the site, is an east-west major arterial road and consists of a four-lane (two eastbound lanes and two westbound lanes) cross-section. TTC service on Dundas Street East is provided by the "505 Dundas" streetcar, which operates in the median lanes on a shared right-of-way with general traffic.

The following parking regulations are in effect on the subject section of Dundas Street East:

#### **North Side**

- No parking anytime between Victoria Street and Sherbourne Street; and
- No stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, between Broadview Avenue and Jarvis Street.

#### **South Side**

- No parking anytime between Victoria Street and Sherbourne Street; and
- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between River Street and Jarvis Street.

#### **Construction Staging Area**

Construction staging operations on Dundas Street East currently take place within the existing boulevard allowance and the eastbound curb lane on the south side of Dundas Street East, abutting the site. A 2.1 metre wide portion of the eastbound lane and sidewalk on the south side of Dundas Street East, between a point 26.5 metres east of Pembroke Street and a point 45 metres further east, has been closed to accommodate construction staging operations for the development. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

With the construction staging area in place, Dundas Street East, in the immediate vicinity of the site, operates as one eastbound and two westbound lanes. Pedestrian operations on the south side of Dundas Street East, abutting the site, are maintained in a 1.7 metre wide covered and protected walkway within the closed curb lane. Sight lines are maintained at the existing pedestrian crossover located at the intersection of Dundas Street East and George Street (west leg).

The construction staging area does not adversely impact TTC's streetcar service on Dundas Street East and there are no impacts on the existing transit stops.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Dundas Street East, in the vicinity of the construction staging area.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. The review of the Program at the time of this report indicates that in year 2022, Watermain Replacement project is planned on Dundas Street East, between Church Street and Sherbourne Street. The exact dates of the planned capital works projects were not available at the time of this report. In the event the subject construction staging area is active during the capital works project, the

applicant has advised that the construction staging area will be removed in order to facilitate the City Capital Works Project.

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

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Dundas Street East for periods of less than 30 consecutive days over the initial twelve-month phase 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 Kristyn Wong-Tam's office has been advised of the recommendations of this staff report.

## **CONTACT**

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## **SIGNATURE**

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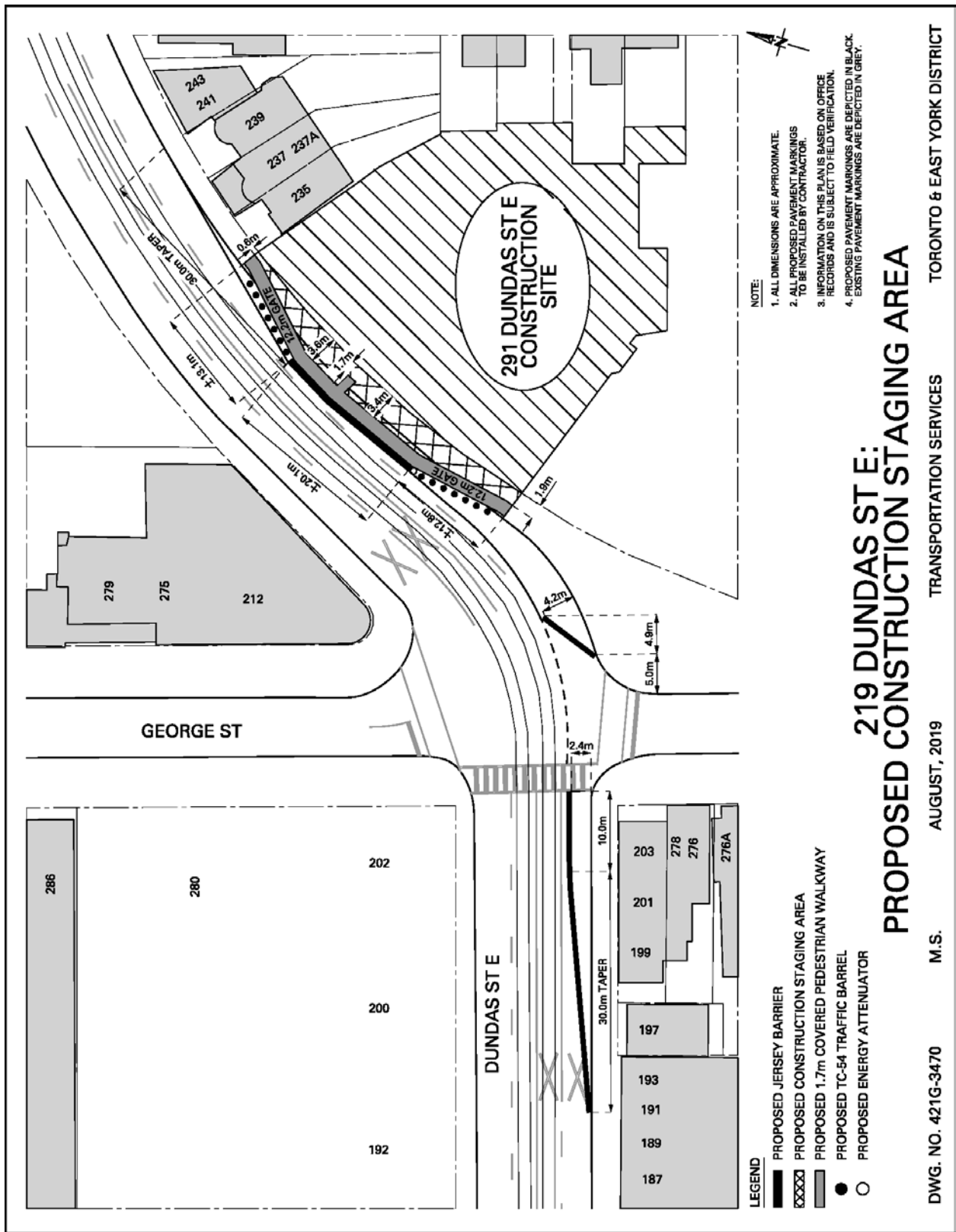
Roger Browne, M.A.Sc., P.Eng.  
Acting Director,  
Traffic Management  
Transportation Services

## **ATTACHMENTS**

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1. Drawing No. 421G-3470, dated August, 2019

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Construction Staging Area - 219-231 Dundas Street East