

Construction Staging Area - Holly Street and Dunfield Avenue (25 Holly Street and 44 Dunfield Avenue)

Date: May 27, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

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 27-storey and 34-storey buildings at 25 Holly Street and 50 Dunfield Avenue, respectively. The development site will have frontage on both Holly Street and Dunfield Avenue. The site is bounded by existing residential apartment buildings to the north, Dunfield Avenue to the east, Soudan Avenue to the south and Holly Street to the west.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents to address safety, equity, vibrancy, innovation and engagement--the five guiding principles of the Construction Hub pilot.

Transportation Services is requesting authorization to close the east sidewalk and a portion of the southbound lane on Holly Street for a period of 31 months and the closure of the west sidewalk and a portion of the northbound lane on Dunfield Avenue for a period of 40 months, in order to accommodate construction staging areas. Pedestrian movements will be accommodated within the closed curb lanes.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 2.1 metre wide portion of the northbound curb lane on Holly Street, between a point 48.5 metres north of Soudan Avenue and a point 34.5 metres further north
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and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from June 22, 2020 to December 31, 2022.

2. Toronto and East York Community Council authorize the closure of the west sidewalk and a 2.9 metre wide portion of the northbound curb lane on Dunfield Avenue, between a point 81 metres north of Soudan Avenue and a point 46 metres further north and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from June 22, 2020 to September 30, 2023.

3. Toronto and East York Community Council rescind the existing parking machine regulations in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, on the east side of Dunfield Avenue, between Soudan Avenue and a point 34 metres north, between a point 95 metres north of Soudan Avenue and a point 47 metres further north, and between Eglinton Avenue East and a point 15 metres south.

4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the west side of Dunfield Avenue, between Soudan Avenue and a point 137.5 metres north, and between Eglinton Avenue East and a point 15 metres south.

5. Toronto and East York Community Council prohibit stopping at all times on both sides of Dunfield Avenue, between Eglinton Avenue East and a point 15 metres south.

6. Toronto and East York Community Council prohibit stopping at all times on the west side of Dunfield Avenue, between Soudan Avenue and a point 137.5 metres north.

7. Toronto and East York Community Council prohibit stopping at all times on the east side of Dunfield Avenue, between Soudan Avenue and a point 34 metres north and between a point 95 metres north of Soudan Avenue and a point 47 metres further north.

8. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the west side of Holly Street, between Soudan Avenue and a point 78.5 metres north.

9. Toronto and East York Community Council rescind the existing maximum 15-minute parking regulation in effect from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the west side of Holly Street, between a point 78.5 metres north of Soudan Avenue and a point 30.5 metres further north.

10. Toronto and East York Community Council rescind the existing standing prohibition in effect from 5:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday; and anytime Saturday and Sunday, on the west side of Holly Street, between a point 78.5 metres north of Soudan Avenue and a point 30.5 metres further north.

11. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Holly Street, between Eglinton Avenue East and Soudan Avenue.
12. Toronto and East York Community Council rescind the existing standing prohibitions in effect at all times on the east side of Holly Street, between Soudan Avenue and a point 90 metres north, and between Eglinton Avenue East and a point 15 metres south.
13. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the west side of Holly Street, between Eglinton Avenue East and a point 15 metres south.
14. Toronto and East York Community Council prohibit stopping at all times on both sides of Holly Street, between Eglinton Avenue East and a point 15 metres south.
15. Toronto and East York Community Council prohibit stopping at all times on the west side of Holly Street, between Soudan Avenue and a point 87.5 metres north.
16. Toronto and East York Community Council prohibit stopping at all times on the east side of Holly Street, between Soudan Avenue and a point 90 metres north.
17. Toronto and East York Community 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.
18. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
19. Toronto and East York Community 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.
20. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
21. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.

22. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

23. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

24. Toronto and East York Community 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.

25. Toronto and East York Community 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.

26. Toronto and East York Community Council direct that Holly Street (except for no parking anytime) and Dunfield Avenue 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 proposed closures on Holly Street and Dunfield Avenue, these fees will be approximately \$710,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued on October 18, 2018, in relation to Board Case No. PL140898, allowed site specific zoning for the lands municipally known as 25 Holly Street, 44 Dunfield Avenue and 86-88 Soudan Avenue.

COMMENTS

Proposed Development

A residential development consisting of 27-storey and 34-storey condominium buildings will be constructed at 25 Holly Street and 44 Dunfield Avenue. The site is bounded by existing residential apartment buildings to the north, Dunfield Avenue to the east, Soudan Avenue to the south and Holly Street to the west.

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The new development consists of two condominium buildings containing 545 dwelling units. Permanent vehicular access to the development will be from Holly Street and Dunfield Avenue.

Construction Activities:

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

- Excavation and shoring: from August 2019 to October 2020;
- Below grade formwork: from June 2020 to March 2021;
- Above grade formwork: from November 2020 to November 2022;
- Building envelope phase: from June 2020 to January 2023; and Interior finishes stage: from September 2020 to September 2023.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 14 metres. Various options were explored by the developer to set up construction staging operations for the development. The option to utilize the site for construction staging purposes was not feasible due to limited availability of space to accommodate all construction staging operations. In addition, the subject property is surrounded by adjacent private properties with existing buildings on them.

Given the physical site constraints and the space required to manoeuvre construction vehicles, occupation of the right-of-way on Dunfield Avenue and Holly Street are essential to facilitate the construction of the development. The proposed construction staging areas will be set up within the road right-of-way on the east side of Holly Street and the west side of Dunfield Avenue for a period of 31 and 40 months, respectively.

Existing Conditions:

Dunfield Avenue, in the vicinity of the site, operates as a one-way northbound local roadway with an average pavement width of 8.5 metres. There is no TTC service provided on the subject section of Dunfield Avenue.

The following parking regulations are in effect on the subject section of Dunfield Avenue:

West Side

- No parking anytime between Soudan Avenue and Eglinton Avenue East.

East Side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between Eglinton Avenue East and Soudan Avenue.

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Holly Street, in the vicinity of the site, is a north-south local roadway and consists of a two-lane cross-section with an average pavement width of 8.5 metres. There is no TTC service provided on the subject section of Holly Street.

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

West Side

- No standing anytime between Soudan Avenue and a point 78.5 metres north;
- Maximum fifteen-minute parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the west side of Spadina Avenue, between a point 78.5 metres north of Soudan Avenue and a point 30.5 metres further north;
- No standing anytime between Soudan Avenue and a point 78.5 metres north; and
- No standing from 5:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday and anytime Saturday and Sunday, between a point 78.5 metres north of Soudan Avenue and a point 30.5 metres further north.

East Side

- No standing anytime between Eglinton Avenue East and Soudan Avenue.

Construction Staging Areas

Construction staging operations on the west side of Dunfield Avenue will take place within the existing boulevard space and the northbound lane. Subject to approval, 2.9 metres of the northbound lane and sidewalk on the west side of Dunfield Avenue, between a point 81 metres north of Soudan Avenue and a point 46 metres further north will be closed. Pedestrians will be redirected into a protected 1.7 metres wide covered walkway within the closed portion of the northbound lane. The remaining road width of 5.5 metres will be sufficient to maintain one-way northbound vehicular traffic on the subject section of Dunfield Avenue.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the west side of Dunfield Avenue, between Soudan Avenue and a point 137.5 metres north. On the east side, stopping will be prohibited between Soudan Avenue and a point 34 metres north and between a point 95 metres north of Soudan Avenue and a point 47 metres further north.

The proposed construction staging area on Dunfield Avenue will result in the removal of five on-street parking machine spaces located on the east side of the roadway. The applicant will be responsible for paying the lost revenue for these five parking machine spaces.

Construction staging operations on the east side of Holly Street will take place within the existing boulevard space and the northbound lane. Subject to approval, 2.1 metres of the northbound lane and sidewalk on the east side of Holly Street, between a point 48.5 metres north of Soudan Avenue and a point 34.5 metres further north will be closed.

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Pedestrians will be redirected into a protected 1.7 metres wide covered walkway within the closed portion of the northbound lane. The remaining road width of 6.4 metres will maintain two-way traffic operations on Holly Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the west side of Holly Street, between a point 41 metres north of Soudan Avenue and a point 46.5 metres further north. On the east side, stopping will be prohibited between a point 34 metres north of Soudan Avenue and a point 58.5 metres further north.

Additionally, a 15 metre corner stopping prohibition will be implemented on the end of Holly Street and Dunfield Avenue. This will facilitate safe and efficient inbound and outbound turn manoeuvres for trucks accessing/egressing the subject construction staging areas.

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 Holly Street and Dunfield Avenue are not expected to conflict with the City's capital works projects.

As mentioned in the summary, this development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

This development site has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to

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

CONTACT

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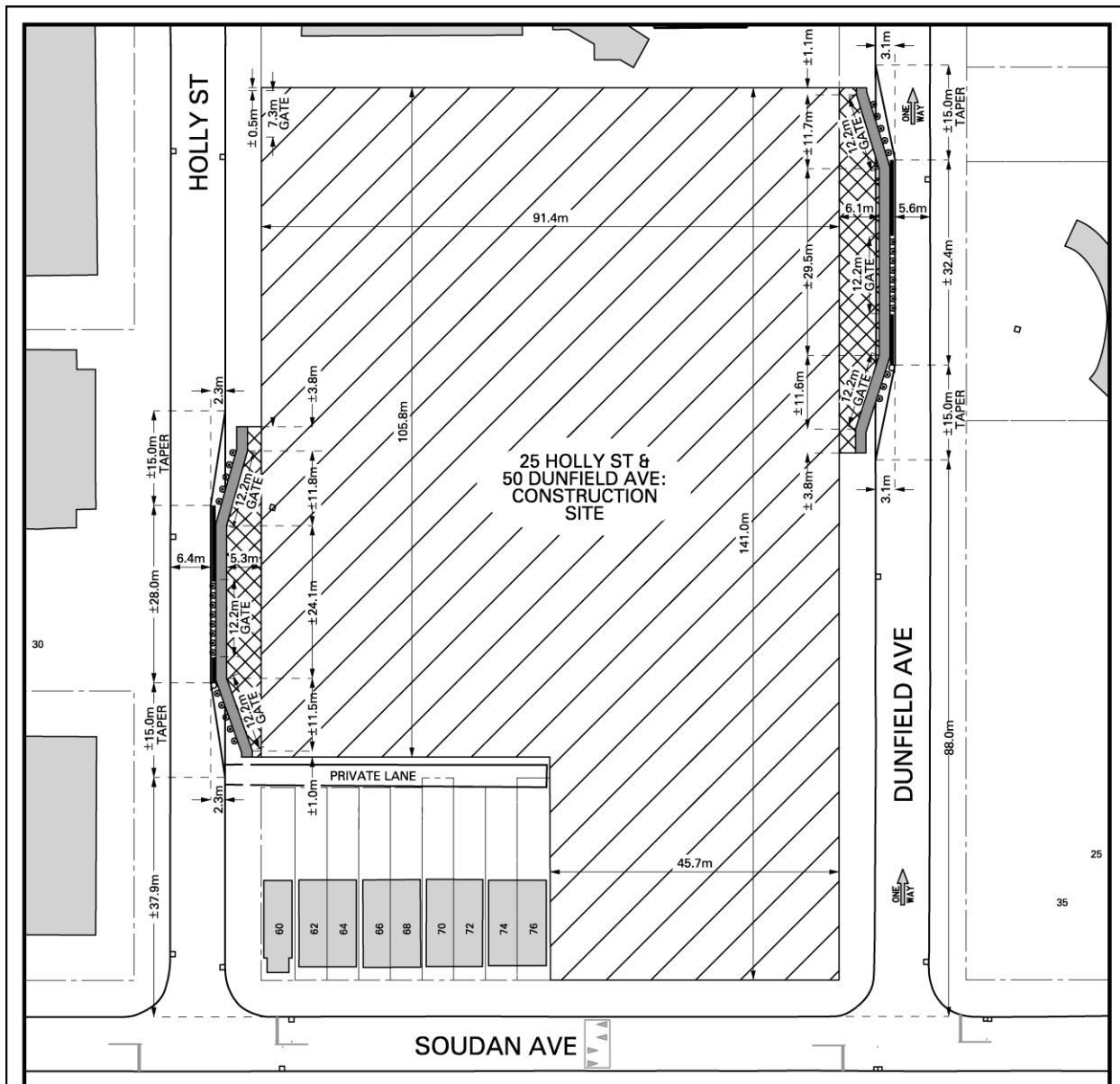
SIGNATURE

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






ATTACHMENTS

1. Attachment 1: Proposed Construction Staging Area on Holly Street and Dunfield Avenue

Attachment 1: Proposed Construction Staging Area on Holly Street and Dunfield Avenue



LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED 1.7m PEDESTRIAN WALKWAY
-  PROPOSED ENERGY ATTENUATOR
-  PROPOSED TC-54 TRAFFIC BARREL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

N.T.S.



**25 HOLLY ST & 50 DUNFIELD AVE:
PROPOSED CONSTRUCTION STAGING AREAS**

J.T.

DWG. NO. 421G-3610

MAY 2020

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT