

Construction Staging Area - 2706-2730 Dundas Street West (Watkinson Avenue)

Date: August 13, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale - High Park

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.

2720 Dundas Junction Limited Partnership is constructing a nine-storey residential condominium building at 2706-2730 Dundas Street West. The site is located on the northeast corner of Dundas Street West and Watkinson Avenue.

Transportation Services is requesting authorization to close the sidewalk and a 2.1 metre wide portion of the northbound curb lane/parking lane on the east side of Watkinson Avenue north of Dundas Street West for a period of 22 months (i.e., September 17, 2020 to June 30, 2022) to accommodate a construction staging area.

Pedestrian movements on the east side of Watkinson Avenue abutting the site will be restricted and pedestrians will be directed to the west-side sidewalk of Watkinson Avenue. Traffic lanes for both directions on Watkinson Avenue and pedestrian operations on the west side of the street will be maintained in their current configuration.

The installation of the construction staging area will result in the loss of approximately two permit parking spaces on the east side of Watkinson Avenue abutting the site.

Pedestrian operations on the north side of Dundas Street West will be maintained in a 1.6 metres wide covered and protected walkway within the existing sidewalk.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk on Watkinson Avenue, between Dundas Street West and a point 34 metres north, from September 17, 2020 to December 31, 2022.
2. Toronto and East York Community Council authorize the closure of a 2.1 metre wide portion of the northbound curb lane on Watkinson Avenue, between Dundas Street West and a point 34 metres north, from September 17, 2020 to December 31, 2022.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the northwest side of Watkinson Avenue, between Dundas Street West a point 40 metres north.
4. Toronto and East York Community Council prohibit stopping at all times on both sides of Watkinson Avenue, between Dundas Street West a point 40 metres north.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. Toronto and East York Community Council direct that Watkinson 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. 2720 Dundas Junction Limited Partnership 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 Watkinson Avenue, these fees will be approximately \$125,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued January 31, 2020 in relation to Board Case No. PL171511, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 2706-2730 Dundas Street West.

COMMENTS

Proposed Development

2720 Dundas Junction Limited Partnership is constructing a nine-storey residential condominium building with 151 units and two-levels of underground parking at 2706-2730 Dundas Street West. The site is on the northeast corner of Dundas Street West and Watkinson Avenue.

The site is bounded by a public laneway to the north, a private laneway and residential properties to the east, Dundas Street West to the south and a Watkinson Avenue to the west.

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

- Excavation and shoring: November 2019 to September 2020;
- Below grade formwork: September 2020 to January 2021;
- Above grade formwork: January 2021 to February 2022;
- Building envelope phase: May 2021 to June 2022; and
- Interior finishes stage: February 2021 to September 2022.

Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to accommodate the two levels of underground parking. 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 materials cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Watkinson Avenue will be essential to set up construction staging operations for the development.

Therefore, occupation of the right-of-way on Watkinson Avenue is essential to facilitate the construction of the development. The construction staging area will be set up within the road right-of-way on the east side of Watkinson Avenue for a period of 24 months. A covered walkway will also be installed over the existing sidewalk along Dundas Street West abutting the site.

Construction Staging Areas

Watkinson Avenue, in the vicinity of the site, is a two-way north-south local roadway with an average pavement width of 8.5 metres and one lane each for northbound and southbound traffic. Parking is allowed on the east side of Watkinson Avenue. Overnight permit parking is in force from 12:01 a.m. to 7:00 a.m. daily. The construction staging area will result in a loss of two parking spaces. Discussions with the Permit Parking

staff indicated there is sufficient parking in the area and that the loss of two spots should not have a significant impact on parking in the area. There is no TTC service provided on Watkinson Avenue.

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

East Side

- Permit parking from 12:01 a.m. to 7:00 a.m. daily, between Dundas Street West and Hook Avenue/Old Weston Road.

West Side

- "No Parking Anytime" between Dundas Street West and Hook Avenue/Old Weston Road.

A construction staging area for the development is proposed within the right-of-way on the east side of Watkinson Avenue. Subject to approval, the east sidewalk and a 2.1 metre wide portion of the northbound lane of Watkinson Avenue, between Dundas Street West and a point 34 metres further north (to the first public laneway north of Dundas Street West), will be closed to accommodate construction staging operations for the development. The proposed construction staging area will be utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, a man and material hoist and worker facilities.

Traffic lanes on Watkinson Avenue will be maintained in two 3.2 metre wide lanes. However, the two parking spaces abutting the site will be lost.

Given the requirements to safely operate the staging area on the east side of Watkinson Avenue and the need to maintain two-way vehicular traffic, a pedestrian sidewalk could not be maintained on the east side of Watkinson Road. As a result, pedestrians will be advised of this temporary sidewalk closure by appropriate advanced warning signage that will be installed to clearly inform pedestrians to use the west sidewalk on Watkinson Avenue, at the intersections of Watkinson Avenue and Dundas Street West and Watkinson Avenue at Hook Avenue/Old Weston Road.

Pedestrian operations on the north side of Dundas Street West abutting the site will be maintained in a 1.6 metre wide covered and protected walkway within the existing sidewalk.

In order to ensure safety for pedestrians within the public laneway to the north of the site and the private laneway to the east of the site, temporary structures will be installed within portions of the laneways abutting the site. These structures will be installed to maintain vehicle access while providing a covered and protected walkway for pedestrians.

To enhance traffic flow around the construction staging area, stopping will be prohibited on both sides of Watkinson Avenue, between Dundas Street West and a point 40 metres north. There are no changes proposed to the parking regulations on Dundas Street West abutting the site.

Finally, a review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Watkinson Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 2720 Dundas Junction Limited Partnership has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

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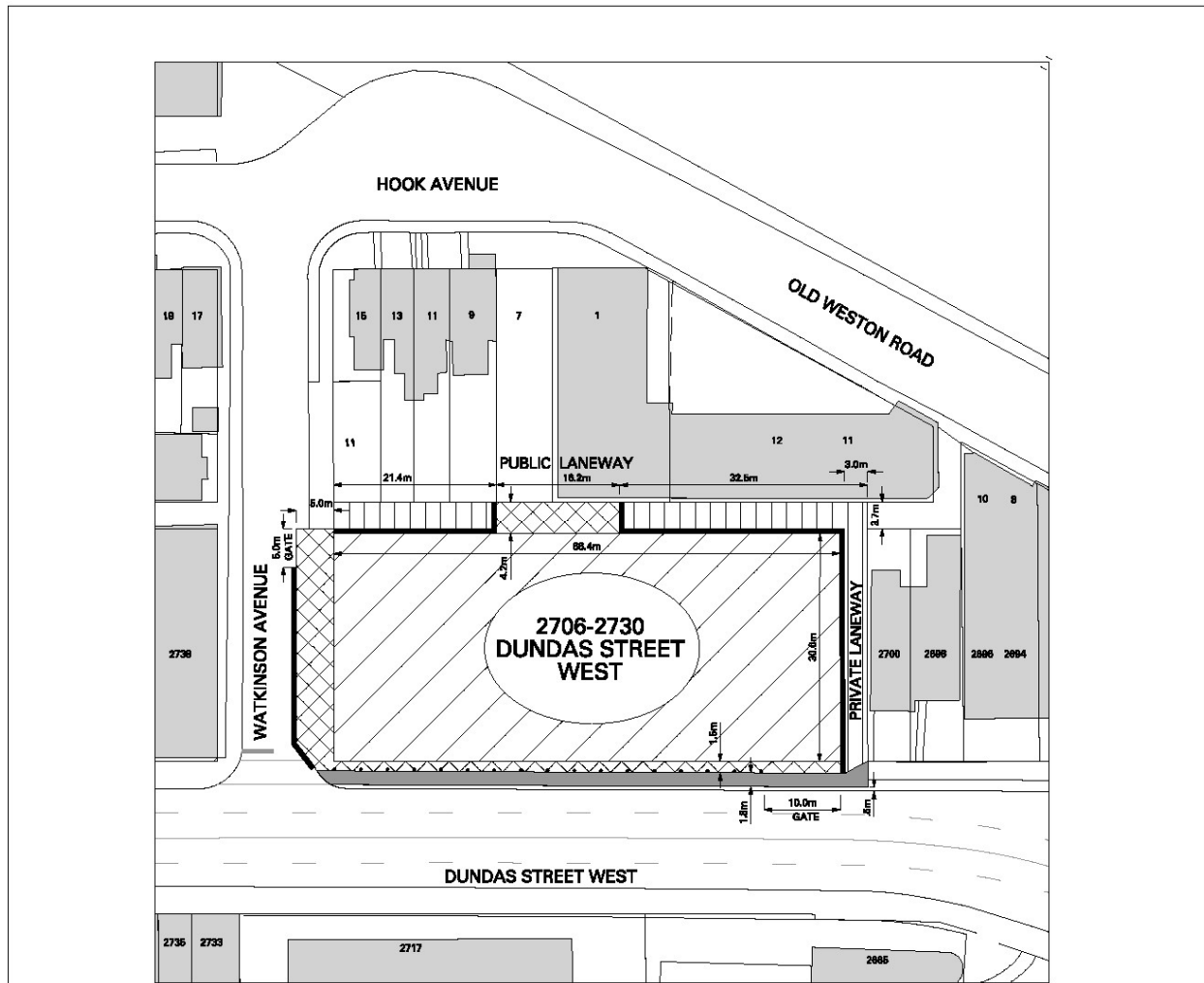
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421T-0020, dated August 2020

Construction Staging Area - 2706-2730 Dundas Street West
(Watkinson Avenue)



LEGEND:

- PROPOSED JERSEY BARRIER WITH HOARDING
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED LANEWAY
- ▥ PROPOSED 1.8m MINIMUM COVERED WALKWAY
- +—+—+ PROPOSED HOARDING
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

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.



**2706-2730 DUNDAS STREET WEST
PROPOSED CONSTRUCTION STAGING AREA**

DWG. NO. 421T-0020 O.K. AUGUST, 2020 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT