

Construction Staging Area - 1221 King Street West

Date: July 7, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

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

Lifetime Developments is constructing a 14-storey condominium building with ground floor retail at 1221 King Street West. The site is located on the southwest corner of King Street West and Dufferin Street.

Transportation Services is requesting authorization to close the west sidewalk and a 2.1 metre wide portion of the southbound curb lane/parking lane on Dufferin Street for a period of 19 months (i.e. October 2, 2020 to April 30, 2022) to accommodate a construction staging area.

Traffic lanes abutting the site will be realigned to maintain one 3.7 metre lane for southbound traffic. Pedestrian operations on the west side of Dufferin Street will be maintained in a covered and protected walkway within the closed portion Dufferin Street.

Pedestrian operations on the south side of King Street West, abutting the site, will be maintained on the existing sidewalk in a covered and protected walkway.

This closure will result in loss of approximately eight parking machine spaces on the west side of Dufferin Street, abutting and to the south of the site.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk on Dufferin Street, between a point 23 metres south of King Street West and a point 51 metres further south, from October 2, 2020 to April 30, 2022.

2. City Council authorize the closure of a 2.1 metre wide portion of the southbound curb lane on Dufferin Street, between a point 23 metres south of King Street West and a point 51 metres further south, from October 2, 2020 to April 30, 2022.
3. City Council rescind the existing parking prohibition in effect between 7:00 a.m. and 9:00 a.m., Monday to Friday, on the west side of Dufferin Street, between King Street West and a point 104 metres south.
4. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the west side of Dufferin Street, between King Street West and a point 104 metres south.
5. City Council prohibit stopping at all times on the west side of Dufferin Street, between King Street West and a point 104 metres south.
6. 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.
7. City 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.
8. 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.
9. 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.
10. City 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.
11. City 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.
12. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. 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.

14. 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.

15. City Council direct that Dufferin Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Lifetime Developments 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 Dufferin Street, these fees will be approximately \$ 219,000.

DECISION HISTORY

City Council, at its meeting on December 5, 6, 7 and 8, 2017 adopted, as amended, Item TE28.5 of the Toronto and East York Community Council to amend Zoning By-law Nos. 438-86 and 569-2013, for the lands municipally known as 1221 King Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.5>

COMMENTS

Proposed Development

A 14-storey mixed-use residential condominium building is being constructed by Lifetime Developments at 1221 King Street West. The site is bounded by King Street West to the north, Dufferin Street to the east, Dufferin King Park to the south and existing residential building to the west. The development, in its completed form, will consist of 307 dwelling units with ground floor retail and a three-level underground parking garage that will access the development from Dufferin Street.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

Construction Activities:

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

- Excavation and shoring: March 2020 to July 2020;
- Below grade formwork: July 2020 to December 2020;
- Above grade construction: December 2020 to October 2022;

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. Various options were explored by the developer to set up construction staging operations for the development, including the use of King Street West. Although, King Street West and Dufferin Street both have TTC streetcar routes that operate on the street, City staff, in consultation with TTC and the developer, have determined that Dufferin Street is the best viable option and would have the least overall impact to transit and road users.

Existing Conditions:

King Street West, in the vicinity of the site, has two lanes eastbound and two lanes westbound. The TTC operates streetcar service on King Street West within a shared lane with other vehicular traffic. King Street West is classified in the City of Toronto Road Classification System as a major arterial road. Off-peak "Pay and Display" parking is in effect on both sides of King Street West.

Dufferin Street, in the vicinity of the site, has two lanes southbound and two lanes northbound. The TTC operates streetcar service on Dufferin Street within a shared lane with other vehicular traffic. Dufferin Street is classified in the City of Toronto Road Classification System as a minor arterial street. Off-peak "Pay and Display" parking is in effect on both sides of Dufferin Street.

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

Both Sides

- "No Stopping, 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday" between Roncesvalles Avenue and Bathurst Street.

Both Sides

- Parking machines operate for a maximum period of three hours from 10:00 a.m. to 3:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between Gwynne Avenue/Tyndall Avenue (north side and south side, respectively) and Dufferin Street.
- Parking machines operate for a maximum period of two hours from 7:00 p.m. to 9:00 p.m., Monday to Friday, between Gwynne Avenue/Tyndall Avenue (north side and south side, respectively) and Dufferin Street.

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

East Side

- "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday" between Exhibition Park and Queen Street West.
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between Springhurst Avenue and King Street West.

West Side

- "No Parking, 7:00 a.m. to 9:00 a.m., Monday to Friday, between Queen Street West and Springhurst Avenue.
- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between Springhurst Avenue and King Street West.

Construction Staging Area:

The construction staging area for the development has been proposed within the road right-of-way on the west side of Dufferin Street abutting the site.

Construction staging operations on Dufferin Street will take place within the existing boulevard allowance and the southbound curb lane fronting the site. Subject to approval, the west sidewalk on Dufferin Street will be closed between a point 23 metres south of King Street West and a point 51 metres further south. Additionally, a 2.1 metre wide portion of the southbound curb lane on Dufferin Street will be closed, resulting in the loss of the parking lane and eight parking machine spaces. The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries and pickup location for the tower crane.

The southbound traffic lanes on Dufferin Street will be realigned to maintain one 3.7 metre wide shared southbound traffic lane. However, the paid parking on the west side of Dufferin Street, abutting the site, will be removed to accommodate the staging area. Pedestrian operations on the west side of Dufferin Street will be maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the existing lane. Pedestrian operations on the south side of King Street West will be maintained in a 1.5 metre wide covered and protected walkway within the existing sidewalk.

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

Through ongoing dialogue with the developer, Transportation Services is satisfied that Lifetime Developments 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

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ATTACHMENTS

1. Drawing No. 421T-0012, dated July 2020

Construction Staging Area - 1221 King Street West

