

## **Construction Staging Area - 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street**

**Date:** October 16, 2020  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University - Rosedale

### **SUMMARY**

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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.

Davpart Incorporated is constructing a 54-storey condominium building at 481 University Avenue, formally known as 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street. The site encompasses the entire block bounded by University Avenue, Dundas Street West, Centre Avenue and Edward Street.

Transportation Services is requesting approval to close the south sidewalk and a 5.2-metre-wide portion of the eastbound curb lane on Edward Street and the west sidewalk and a 3.3-metre-wide portion of the southbound curb lane on Centre Avenue, for a period of 71 months (i.e. November 12, 2020 to September 30, 2026) to accommodate construction staging areas.

Pedestrian movements on the south side of Edward Street and west side of Centre Avenue, abutting the site will be restricted and pedestrians will be directed to the north-side sidewalk on Edward Street and east-side sidewalk on Centre Avenue. Temporary pedestrian walkways are not proposed on the south side of Edward Street or west side of Centre Avenue as the development encompasses the entire block of both streets. However, all-way stop control is being proposed at the intersection of Edward Street and Centre Avenue to provide a crossing location for pedestrians to access the adjacent sidewalks.

Pedestrian operations on the north side of Dundas Street West and University Avenue, abutting the site, will be maintained on the existing sidewalk, in a covered and protected walkways.

## **RECOMMENDATIONS**

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 5.2-metre-wide portion of the eastbound parking lane and adjacent eastbound lane on Edward Street, between University Avenue and Centre Avenue, from November 12, 2020 to September 30, 2026.
2. Toronto and East York Community Council authorize the closure of the west sidewalk and a 3.3-metre-wide portion of the southbound parking lane and adjacent southbound lane on Centre Avenue, between Dundas Street West and Edward Street, from November 12, 2020 to September 30, 2026.
3. Toronto and East York Community Council authorize all-way stop control at the intersection of Edward Street and Centre Avenue.
4. Toronto and East York Community Council rescind the existing parking machine regulation 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, at a rate of \$5.00 per hour and for a maximum period of 3 hours, on the south side of Edward Street, between University Avenue and Centre Avenue.
5. Toronto and East York Community Council rescind the existing designated commercial loading zone in effect 8:00 a.m. to 6:00 p.m., Monday to Saturday, the south side of Edward Street, between a point 35 metres east of University Avenue and a point 8.5 metres further east.
6. Toronto and East York Community Council prohibit stopping at all times on the south side of Edward Street, between University Avenue and Centre Avenue.
7. Toronto and East York Community Council rescind the existing parking machine regulation 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, at a rate of \$5.00 per hour and for a maximum period of 3 hours, on both sides of Centre Avenue, between Dundas Street West and Edward Street.
8. Toronto and East York Community Council rescind the existing designated commercial loading zone in effect at all times on the west side of Centre Avenue, between a point 32.7 metres north of Dundas Street West and a point 9.2 metres further north.
9. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the east side of Centre Avenue, between Dundas Street West and a point 18 metres north.

- 10 Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect at all times on both sides of Centre Avenue, between Dundas Street West and Edward Street.
11. Toronto and East York Community Council prohibit stopping at all times on both sides of Centre Avenue, between Dundas Street West and Edward Street.
12. 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.
13. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

21. Toronto and East York Community Council direct that Centre Avenue and Edward Street be returned to pre-construction traffic and parking regulations when the project is complete, except for the maximum one-hour parking regulation in effect at all times on both sides of Centre Avenue, between Dundas Street West and Edward Street.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Davpart Incorporated 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 University Avenue, Edward Street and Centre Avenue, these fees will be approximately \$6,590,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on August 25, 26, 27 and 28, 2014, adopted Item TE34.29 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands municipally known as 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.29>

## **COMMENTS**

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### **Proposed Development**

A 54-storey residential condominium building is being constructed by Davpart Incorporated at 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street. The site encompasses the entire block bounded by Edward Street to the north, Centre Avenue to the east, Dundas Street West to the south and University Avenue to the west. This mixed-use development, in its completed form, will consist of 709 dwelling units with ground-floor retail and eight floors of commercial office space. In addition, the development will also include a four-level underground parking garage that will access the development from Centre Avenue.

## **Construction Activities:**

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

- Demolition: September 2020 to May 2022;
- Excavation and shoring: November 2020 to December 2022;
- Below grade formwork: December 2022 to August 2023;
- Above grade formwork: July 2023 to April 2026;
- Building envelope phase: December 2023 to June 2026; and
- Interior finishes stage: November 2023 to September 2026.

The developer is required to maintain the heritage facades of the existing nine and ten-storey buildings on the site. These facades encompass the majority of the development street frontages and limit access to the site. Based on the information provided by developer, access to the site is limited to the northeast corner of the property, near the intersection of Centre Avenue and Edward Street. Given the heritage requirements and that the development is from lot line to lot line on all four sides, availability of space on-site is limited. 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 Edward Street and Centre Avenue will be essential to set up construction staging operations for the development.

The construction staging areas will be set up within the road right-of-way on the south side of Edward Street, between University Avenue and Centre Avenue, and on the west side of Centre Avenue, between Dundas Street West and Edward Street, for a period of 71 months. Covered walkways will also be installed over the existing sidewalks along Dundas Street West and University Avenue abutting the site.

## **Existing Conditions:**

University Avenue and Dundas Street West, in the vicinity of the site, are classified in the City of Toronto Road Classification System as major arterial roads. Parking is prohibited at all times on both sides of both streets. In addition, stopping is prohibited from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday on both sides of both streets. University Avenue has an eight-lane cross-section with a centre median that runs north/south. The TTC operates bus service on the subject section of University Avenue. Dundas Street West has two lanes each for eastbound and westbound traffic. The TTC operates streetcar service on Dundas Street West.

Edward Street, in the vicinity of the site, is a 14-metre-wide roadway, classified as a collector road and consists of one eastbound and one westbound traffic lane. "Pay and Display" parking is in effect on both sides of the street from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday. There is no TTC service on Edward Street. In addition, a designated commercial loading zone operating from 8:00 a.m. to 6:00 p.m., Monday to Saturday, is located on south side of Edward Street,

between a point 35 metres east of University Avenue and a point 8.5 metres further east.

Centre Avenue, in the vicinity of the site, is a 10.35-metre-wide roadway, classified as a local road and consists of one northbound and one southbound traffic lane. "Pay and Display" parking is in effect on both sides of the street from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday. An existing standing prohibition is in effect at all times on the east side of Centre Avenue, between Dundas Street West and a point 18 metres north. In addition, a designated commercial loading zone is located on the west side of Centre Avenue, between a point 32.7 metres north of Dundas Street West and a point 9.2 metres further north. There is no TTC service on Centre Avenue.

### **Construction Staging Areas:**

The construction staging areas for the development have been proposed within the road right-of-way on the east side of University Avenue, the south side of Edward Street and the west side of Centre Avenue, abutting the site.

#### **University Avenue**

Construction staging operations will take place within the existing boulevard allowance on the east side of University Avenue, fronting the site. The boulevard abutting the site is approximately 9.2 metres wide. Within this area are planters, street trees, TTC transit shelters/subway staircase, pedestrian clearway and street furniture. A 7.1-metre-wide portion of the west sidewalk/boulevard will be closed on University Avenue, between Edward Street and a point 50 metres south, from November 12, 2020 to September 30, 2026. Currently the pedestrian clearway is as little as 2.5 metres, pedestrians will be accommodated in a 2.1-metre-wide covered and protected walkway within the existing sidewalk. This walkway will be installed within the area that is currently occupied by a TTC shelter, bike racks and street furniture including refuse containers. This will require the relocation of the existing TTC bus stop and shelter. However, access to the St Patrick subway station will be maintained.

#### **Edward Street**

Construction staging operations will take place within the existing boulevard allowance on the south side of Edward Street, fronting the site. Subject to approval, the south sidewalk and a 5.2-metre-wide portion of the eastbound parking lane and adjacent eastbound lane will be closed on Edward Street, between University Avenue and Centre Avenue, from November 12, 2020 to September 30, 2026. The existing traffic lanes on Edward Street in the subject area will be realigned to provide two 3-metres-wide traffic lanes and one parking lane adjacent to the north curb.

In order to ensure parked vehicles do not impede access for deliveries, equipment to the site and traffic on Edward Street, it is proposed that stopping be prohibited at all times on the south side of Edward Street, between University Avenue and Centre Avenue.

This staging area will result in the loss of approximately six parking machine spaces and one commercial delivery space on the south side of Edward Street, abutting the site

Given the requirements to safely operate the staging area on the south side of Edward Street, the need to maintain two-way vehicular traffic on Edward Street and the desire to maintain the parking on the north side of the street, a pedestrian sidewalk is not being maintained on the south side of Edward Street. 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 north sidewalk at the intersections of University Avenue and Edward Street, and Edward Street and Centre Avenue. Furthermore, since the development encompasses the entire block, there should be no desire for pedestrians to cross Edward Street mid-block. However, in order to provide additional crossing protection for pedestrians at Edward Street and Centre Avenue, we are proposing a temporary all-way stop control at the intersection of Edward Street and Centre Avenue.

## **Centre Avenue**

Construction staging operations will take place within the existing boulevard allowance on the west side of Centre Avenue fronting the site. Subject to approval, the west sidewalk and a 3.3-metre-wide portion of the southbound parking lane and adjacent lane will be closed on Centre Avenue, between Dundas Street West and Edward Street, from November 12, 2020 to September 30, 2026. The existing traffic lanes on Edward Street in the subject area will be realigned to provide two 3.5-metre-wide traffic lanes. This staging area will result in loss of approximately ten parking machine spaces, four spaces on the east side and six spaces on the west side. In addition, one commercial delivery space on the east side Centre Avenue, opposite the site will be lost.

Given the requirements to safely operate the staging area on the west side of Centre Avenue and the need to maintain two-way vehicular traffic on Centre Avenue, a pedestrian sidewalk is not being maintained on the west side of Centre Avenue. 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 east sidewalk on at the intersections of Dundas Street West and Centre Avenue, and Edward Street and Centre Avenue. Furthermore, since the development encompasses the entire block, there should be no desire for pedestrians to cross Centre Avenue mid-block.

The developer has been advised that they are required to provide compensation for the loss of revenue for all the parking machine spaces.

Pedestrian operations on the north side of Dundas Street West will be maintained in a 1.7-metre-wide covered and protected walkway within the existing sidewalk. The existing TTC streetcar stop will be maintained on the north side of Dundas Street West east of University Avenue.

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that there is Toronto Water Capital Works projects planned in the vicinity of the site for 2024. Toronto Water has been advised of the proposed staging areas and Transportation Services will consult with the appropriate parties to coordinate work closer to the date.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Davpart Incorporated 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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Roger Browne, M.A.Sc., P.Eng.,  
Acting Director,  
Traffic Management  
Transportation Services

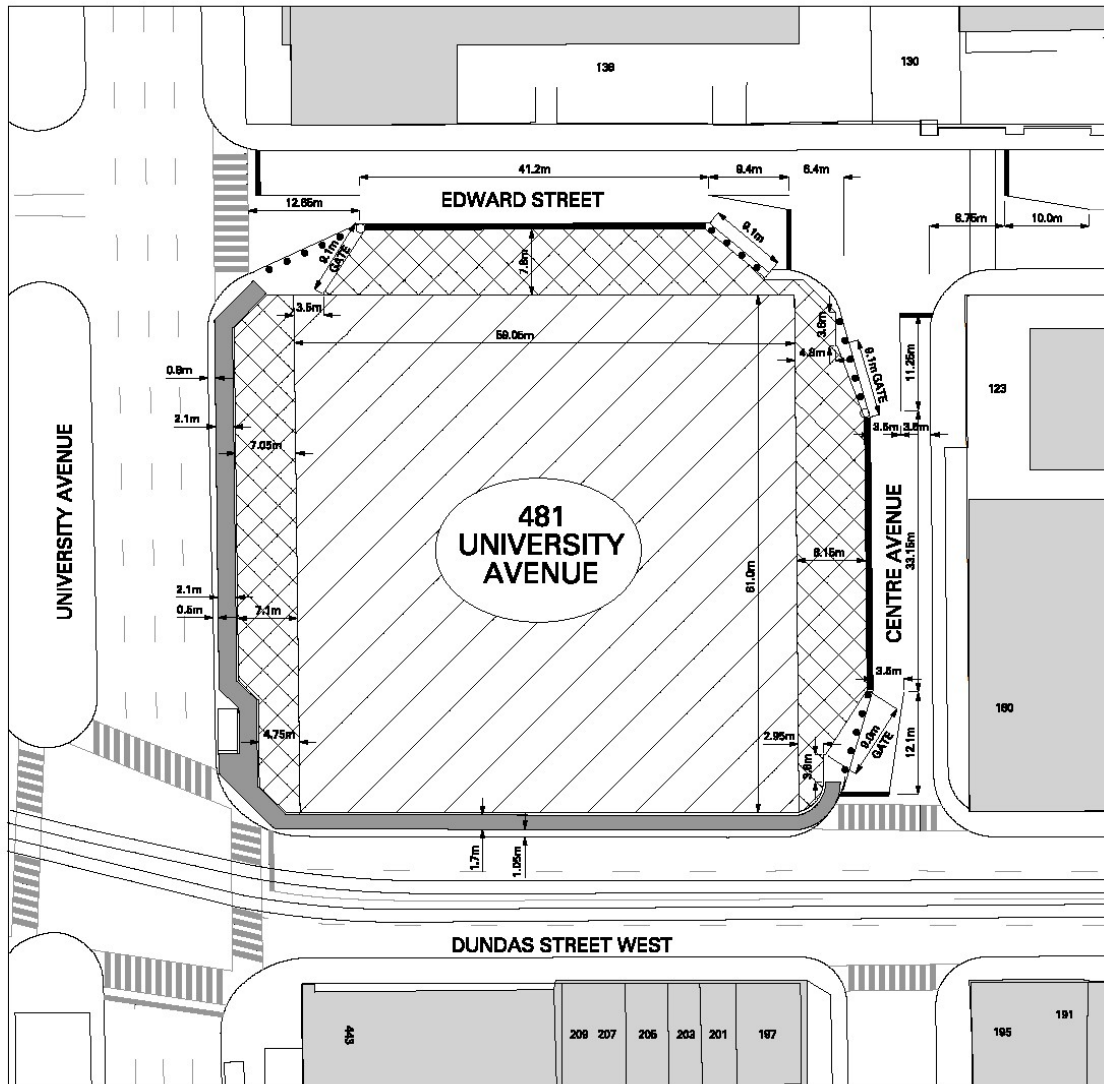
## **ATTACHMENTS**

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1. Drawing No. 421T-0038, dated September 2020



# Construction Staging Area - 481 University Avenue



**LEGEND:**

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 1.7m MINIMUM COVERED WALKWAY
- PROPOSED FAST FENCE
- 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.

## 481 UNIVERSITY AVENUE PROPOSED CONSTRUCTION STAGING AREA



DWG. NO. 421T-0038 O.K. SEPTEMBER, 2020 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT