

## **Construction Staging Area – 191-201 Church Street - (Dalhousie Street)**

**Date:** January 28, 2021  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 13, Toronto-Centre

### **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.

Church Street Limited Partnership is constructing a 39-storey mixed-use development at 191-201 Church Street. The site is located on the east side of Church Street, between Shuter Street and Dundas Street.

Transportation Services is requesting approval to close the west sidewalk and a portion of the southbound lane on the west side of Dalhousie Street for a period of 45 months, from March 1, 2021 to November 30, 2024.

### **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 west sidewalk and a 2.8 metre wide portion of the southbound lane on Dalhousie Street, between a point 52 metres north of Shuter Street and a point 46 metres further north, from March 1, 2021 to November 30, 2024.
2. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the east side of Dalhousie Street, between a point 86.5 metres north of Shuter Street and a point 64.5 metres south of Dundas Street East.
3. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the west side of Dalhousie Street, between a point 52 metres north of Shuter Street and a point 61.5 metres south of Dundas Street East.

4. Toronto and East York Community Council prohibit stopping at all times on the east side of Dalhousie Street, between a point 86.5 metres north of Shuter Street and a point 64.5 metres south of Dundas Street East.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Dalhousie Street, between a point 52 metres north of Shuter Street and a point 61.5 metres south of Dundas Street East.
7. 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.
8. 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.
9. Toronto and East York Community 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.
10. 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.
11. Toronto and East York Community 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.
12. 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.
13. 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.
14. 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.
15. 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.

16. Toronto and East York Community Council direct that Dalhousie Street 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. Church Street 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 Dalhousie Street, these fees will be approximately \$477,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on February 26, 2020, adopted Item TE13.3 entitled "191-201 Church Street – Zoning Amendment Application – Final Report" and in so doing amended Zoning By-law Nos. 438-86 and 569-2013, for the lands municipally known as 191-201 Church Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE13.3>

Furthermore, two additional construction staging areas are currently active on Dalhousie Street, between Shuter Street and Dundas Street East (60 Shuter Street/187-189 Church Street and 215-229 Church Street/117 Dundas Street East), in which some of the traffic/parking regulations have previously been amended to permit the installation of the staging areas near their developments and minimise traffic congestion in the area.

The construction staging area for 187-189 Church Street and 60 Shuter Street was approved by Toronto East York Community Council at its meeting on April 4, 2018 (TE31.64) and July 4, 2018 (TE34.217).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.64>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.217>

The construction staging area for 215-219 Church Street and 117 Dundas Street East, was approved by Toronto East York Community Council at its meeting on April 24, 2019 (TE5.48).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.48>

## COMMENTS

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### The Development and Timeline

A development consisting of a 39-storey condominium building with ground floor retail will be constructed by Church Street Limited Partnership at 191-201 Church Street. The site is bounded by 203 Church Street (three storey commercial building) to the north, Dalhousie Street to the east, a 29 storey mix-used building (187-189 Church Street) under construction to the south, and Church Street to the west.

The development, in its completed form, will consist of 482 dwelling units with ground floor retail and a four-level underground parking garage, for approximately 80 vehicles. Permanent vehicular access to the development will be provided from Dalhousie Street.

### Construction Activities

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

- Demolition: from March 2021 to June 2021;
- Excavation and shoring: from June 2021 to December 2021;
- Below grade formwork: from December 2021 to July 2022;
- Above grade formwork: from July 2022 to November 2023;
- Building envelope phase: from September 2022 to January 2024 2023; and
- Interior finishes stage: from December 2022 to November 2024.

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 15 metres. Several options were explored by the developer to setup a construction staging area for the development.

### Existing Conditions

Dalhousie Street is a local road currently operating one-way northbound between Shuter Street and Dundas Street East. The average pavement width is 7.3 metres. There is no TTC service on Dalhousie Street.

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

#### East Side

- "No Stopping Anytime", between Shuter Street and a point 86.5 metres north;
- "No Stopping Anytime", between Dundas Street East and a point 64.5 metres south; and
- "No Standing Anytime", between a point 86.5 metres north of Shuter Street and a point 64.5 metres south of Dundas Street East.

## **West Side**

- "No Stopping Anytime", between Shuter Street and a point 52 metres north;
- "No Stopping Anytime", between Dundas Street East and a point 61.5 metres south; and
- "No Standing Anytime", between a point 52 metres north of Shuter Street and a point 61.5 metres south of Dundas Street East.

## **Proposed Construction Staging Area**

Subject to approval, a 2.8 metre wide portion of the southbound lane and the sidewalk on the west side of Dalhousie Street, between a point 52 metres north of Shuter Street and a point 46 metres north, will be closed to accommodate the construction staging operations. Pedestrians movements on the west side of Dalhousie Street, from Shuter Street to Dundas Street East, will be restricted and pedestrians will be redirected to the east side of the roadway.

The proposed construction staging area will result in a narrow road width (i.e. 4.5 metres) on the subject section of Dalhousie Street. Currently, two other staging areas are already located on Dalhousie Street between Shuter Street and Dundas Street East (60 Shuter Street/187-189 Church Street and 215-229 Church Street/117 Dundas Street East) that are similar to this one. As a result, the on-street parking on Dalhousie Street has already been removed and replaced with "No Stopping/No Standing regulations. In addition, Dalhousie Street, between Shuter Street and Dundas Street East has been temporarily converted from a two-way operation to one-way northbound to accommodate the construction staging areas. It is recommended that these regulations be retained until the last staging area is removed from the subject street section.

In order to maintain consistency and minimize congestion in the area of the proposed staging area, it is recommended that the existing "No Standing Anytime" regulation on the east side of Dalhousie Street, between a point 86.5 metres north of Shuter Street and a point 64.5 metres south of Dundas Street East, be amended to "No Stopping Anytime". In addition, it is also recommended that the existing "No Standing Anytime" regulation on the west side of Dalhousie Street, between a point 52 metres north of Shuter Street and a point 61.5 metres south of Dundas Street East be amended to "No Stopping Anytime". The result will be that both sides of Dalhousie Street between Shuter Street and Dundas Street East will be "No Stopping Anytime".

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 2020, a local road resurfacing project is planned on Dalhousie Street, between Dundas Street East and Shuter Street. To avoid any conflicts with the existing (60 Shuter Street and 187 - 189 Church Street) and proposed construction staging areas, the Engineering and Construction Services division has agreed to defer the project until the staging areas have been removed.

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

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

## **CONTACT**

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## **SIGNATURE**

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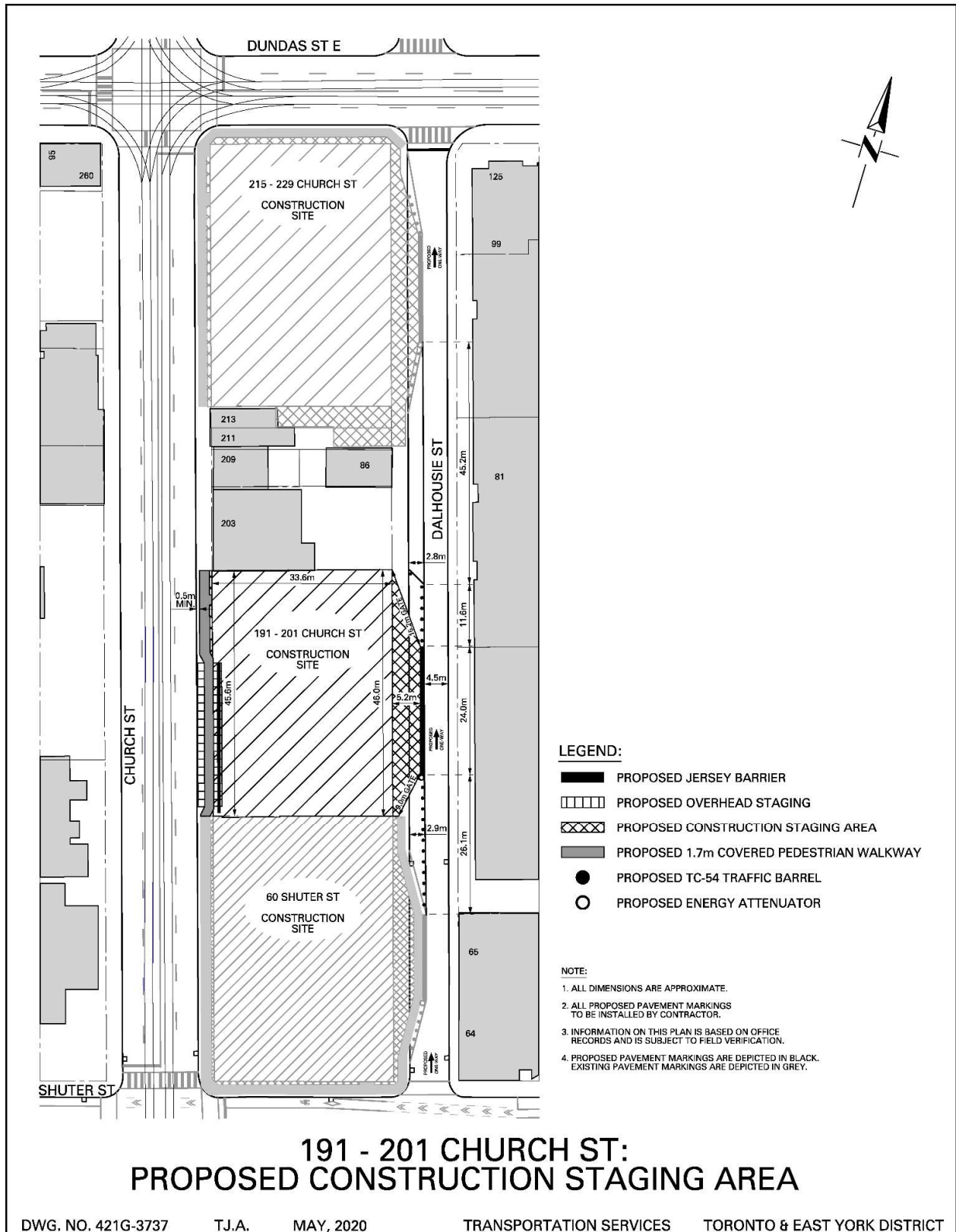
Roger Browne, M.A.Sc., P. Eng.  
Acting Director, Traffic Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 191-201 Church Street  
(Dalhousie Street)

# Attachment 1: Proposed Construction Staging Area - 191-201 Church Street (Dalhousie Street)



## 191 - 201 CHURCH ST: PROPOSED CONSTRUCTION STAGING AREA

DWG. NO. 421G-3737

T.J.A.

MAY, 2020

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT