

Construction Staging Area - 1998-2000 Bathurst Street

Date: April 28, 2021
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.

59 Project Management is constructing a six-storey rental residential development with 54 units and two levels of underground parking, at 1998-2000 Bathurst Street. The site is located on Bathurst Street, mid-block between Eglinton Avenue West and Dewbourne Avenue.

Transportation Services is requesting authorization to close a 1.8-meter-wide portion of the northbound curb lane on the first lane west of Bathurst Street north of Dewbourne Avenue, between a point 52 metres north of Dewbourne Avenue and a point 41 metres further north, for a period of 22 months (i.e., June 1, 2021 to March 30, 2023) to accommodate a construction staging area.

Dewbourne Avenue between Bathurst Street and Peveril Hill North is currently designated for westbound traffic only, and therefore construction traffic exiting the laneway would be required to travel through the community to access the arterial roads in the area. To avoid this scenario, Transportation Services is proposing that Dewbourne Avenue be temporarily converted to allow for two-way traffic. Therefore, construction traffic exiting the laneway will be directed back out to Bathurst Street via Dewbourne Avenue.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 1.8-meter-wide portion of the northbound curb lane on the first lane west of Bathurst Street north of Dewbourne Avenue, between a point 52 metres north of Dewbourne Avenue and a point 41 metres further north, from, June 1, 2021 to March 30, 2023.

2. Toronto and East York Community Council approve the implementation of two-way traffic operations on Dewbourne Avenue, between Bathurst Street and Peveril Hill North.
3. Toronto and East York Community Council amend the existing parking prohibition in effect from 9:15 a.m. to 11:15 a.m., 1:15 p.m. to 3:15 p.m., 3:45 p.m. to 6:00 p.m., Monday to Friday; 8:30 a.m. to 10:00 a.m., 4:00 p.m. to 6:00 p.m., Saturday and 8:30 a.m. to 6:00 p.m., Sunday, on the south side of Dewbourne Avenue, between a point 15 metres east of Peveril Hill North and Bathurst Street, to be in effect between a point 15 metres east of Peveril Hill North and a point 43.5 metres west of Bathurst Street.
4. Toronto and East York Community Council amend the existing maximum 15-minute parking regulation in effect 8:30 a.m. to 9:15 a.m., 11:15 a.m. to 1:15 p.m., 3:15 p.m. to 3:45 p.m., Monday to Friday on the south side of Dewbourne Avenue, between a point 15 metres east of Peveril Hill North and Bathurst Street, to be in effect between a point 15 metres east of Peveril Hill North and a point 43.5 metres west of Bathurst Street.
5. Toronto and East York Community Council prohibit stopping at all times on the south side of Dewbourne Avenue between Bathurst Street and a point 43.5 metres west.
6. Toronto and East York Community Council amend the existing parking prohibition in effect at all times on the north side of Dewbourne Avenue, between Strathearn Road and Bathurst Street to be in effect from Strathearn Road and a point 37 metres west of Bathurst Street.
7. Toronto and East York Community Council prohibit stopping at all times on the north side of Dewbourne Avenue between Bathurst Street and a point 37 metres west.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 Staging Area 1998-2000 Bathurst Street

construction vehicle access and egress to and from the site and maintain a safe environment for the public.

13. 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.

14. 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.

15. 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.

16. Toronto and East York Community Council direct that Dewbourne Avenue be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 59 Project Management 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 within the public laneway, these fees will be approximately \$25,000.

DECISION HISTORY

City Council, at its meeting on March 9, 2018²⁰, adopted Item TE22.6 entitled "1996-2000 Bathurst Street - Zoning Amendment Application and Rental Housing Demolition Application under Municipal Code Chapter 667 - Final Report" which amended Zoning By-law 569-2013 and By-law 1-83, for the lands municipally known as 1996-2000 Bathurst Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.6>

COMMENTS

The Development and Timeline

A six-storey residential rental building is being constructed by 1998-2000 Dewbourne Court GP Inc. at 1998-2000 Bathurst Street. The site is bounded by a private two-storey office building (2002 Bathurst Street) to the north, Bathurst Street to the east, an existing rental building, (1996 Bathurst Street owned by the same developer) to the south, and a public laneway to the west. The development, in its completed form, will consist of 54 dwelling units and a two-level underground parking garage for approximately 44 vehicles. Permanent vehicle access will be from the public laneway.

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 approximately 9 metres. 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.

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

- Demolition: April 2021 to June 2021
- Excavation and shoring: June 2021 to September 2021
- Below grade formwork: September 2021 to March 2022
- Above grade formwork: March 2022 to July 2022
- Building envelope: June 2022 to November 2022
- Interior finishes: June 2022 to January 2023

A construction staging area will be set up within the road right-of-way on the east side of the public laneway abutting the site for a period of 22 months.

Existing Conditions

Public Laneway west of Bathurst Street north of Dewbourne Avenue is characterized by the following conditions:

- It is a two-way north-south laneway with a pavement width of approximately 4.8 metres
- There are no sidewalks located within the laneway
- Parking is prohibited at all times on both sides of the laneway

Dewbourne Avenue is characterized by the following conditions:

- It is a two-way east-west local roadway with a pavement width of approximately 8.5 metres.
- Operates as a one-way westbound roadway between Bathurst Street and Peveril Hill North and two-way west of Peveril Hill North
- The posted speed limit is 30 km/h.
- There is no TTC service on Dewbourne Avenue
- There is a sidewalk located on the south side of the street.

The parking regulations on Dewbourne Avenue, within the subject section, are as follows:

North side

- "No Parking Anytime" between Strathearn Road and Bathurst Street.

South side

- "No Parking 9:15 a.m. to 11:15 a.m., 1:15 p.m. to 3:15 p.m., 3:45 p.m. to 6:00 p.m., Monday to Friday; 8:30 a.m. to 10:00 a.m., 4:00 p.m. to 6:00 p.m., Saturday and 8:30 a.m. to 6:00 p.m., Sunday", between a point 15 metres east of Peveril Hill North and Bathurst Street"
- Parking for a maximum of 15-minutes, in effect 8:30 a.m. to 9:15 a.m., 11:15 a.m. to 1:15 p.m., 3:15 p.m. to 3:45 p.m., Monday to Friday, between a point 15 metres east of Peveril Hill North and Bathurst Street

Proposed Construction Staging Area

Construction staging operations will take place within a portion the northbound curb lane in the public laneway located on the west side of the subject site abutting the subject property. Subject to approval, a 1.8-metre-wide portion of the northbound curb lane of the first laneway west of Bathurst Street north of Dewbourne Avenue will be closed, between a point 52 metres north of Dewbourne Avenue and a point 41 metres further north, from June 1, 2021 to March 30, 2023. The remaining three-metre-wide lane will accommodate alternating two-way traffic.

To facilitate construction site access/egress, Transportation Services is proposing that Dewbourne Avenue between Bathurst Street and Peveril Hill North be temporarily converted from a one-way westbound operation to a two-way operation. This will allow for construction traffic using the laneway to service the site and return directly to Bathurst Street.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the south side of Dewbourne Avenue, between Bathurst Street and a point 43.5 metres west and on the north side, between Bathurst Street West and a point 37

metres west. This will result in a shorter student pick-up and drop-off area on the south side of Dewhurst Avenue.

Furthermore, in order to minimize impact on all road users, a temporary daily occupation of the southbound curb lane on Bathurst Street abutting the site, will be undertaken during the off-peak period (9:00 a.m. to 4:00 p.m.), only when delivery vehicles cannot be accommodated within the laneway to the rear of the property. The proposed daily closure will not conflict with Eglinton Crosstown LRT's existing work zone on Bathurst Street and Eglinton Avenue West.

Pedestrian operations on the west side of Bathurst Street will be maintained on the existing sidewalk in the current configuration.

A drawing of the proposed construction staging area is shown in Attachment 1.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that local road reconstruction is currently scheduled for 2023 on Dewbourne Avenue. Since the proposed construction staging area is not located on Dewbourne Avenue and that it is scheduled to be removed in March 2023, is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 59 Project Management 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

Attachment 1: Proposed Construction Staging Area - 1998-2000 Bathurst Street

Construction Staging Area 1998-2000 Bathurst Street

Attachment 1: Proposed Construction Staging Area - 1998-2000 Bathurst Street



SCALE: N.T.S.

LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 1.5m MINIMUM COVERED WALKWAY
- 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.

**1998-2000 BATHURST STREET
PROPOSED CONSTRUCTION STAGING AREA**

DWG. NO. 421T-0133 O.K. APRIL, 2021 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT