

Construction Staging Area- Time Extension - Holly Street and Dunfield Avenue (25 Holly Street and 44 Dunfield Avenue)

Date: June 1, 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 decision.

Plazacorp Investments Limited is constructing a 27-storey building and a 34-storey building at 25 Holly Street and 50 Dunfield Avenue, respectively. The development site has frontage on both Holly Street and Dunfield Avenue. The site is bounded by existing residential apartment buildings to the north, Dunfield Avenue to the east, Soudan Avenue to the south and Holly Street to the west.

Toronto and East York Community Council, at its meeting on July 16, 2020, authorized the subject construction staging areas from July 16, 2020 to July 16, 2021. The developer has requested an extension of the duration of the construction staging areas on Holly Street and Dunfield Avenue, accounting for the additional time necessary to complete the construction of the buildings and delays related to COVID-19.

Transportation Services is requesting authorization to extend the duration of the closure of the east sidewalk and a portion of the northbound lane on Holly Street for an additional period of 23 months. In addition, Transportation Services is requesting authorization to extend the duration of the closure of the west sidewalk and a portion of the most westerly northbound lane on Dunfield Avenue for a period of 26 months, in order to complete the construction of the development. Pedestrian movements will continue to be accommodated within covered and protected walkways within the closed curb lanes on both streets.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 2.1 metre wide portion of the northbound curb lane on Holly Street, between a point 48.5 metres north of Soudan Avenue and a point 34.5 metres further north and provision of a 2.1m wide temporary pedestrian walkway within the closed portion of the eastbound curb lane, from July 17, 2021 to June 30, 2023
2. Toronto and East York Community Council authorize the closure of the west sidewalk and a 2.9 metre wide portion of the most westerly northbound curb lane on Dunfield Avenue, between a point 81 metres north of Soudan Avenue and a point 46 metres further north and provision of a 2.1m wide temporary pedestrian walkway within the closed portion of the northbound curb lane, from July 17, 2021 to September 30, 2023.
3. Toronto and East York Community Council direct the applicant to continue 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.
4. Toronto and East York Community Council direct the applicant to install wash stations at all vehicle exits within the construction site to clean truck tires in order to eliminate dirt and mud from entering the municipal road network.
5. Toronto and East York Community Council direct the applicant to continue ensuring 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.
6. Toronto and East York Community Council direct the applicant to continue to clearly consult and communicate all construction, parking and road occupancy impacts with the local ward Councillor, local business improvement areas and resident associations in advance of any physical road modifications.
7. Toronto and East York Community Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. Toronto and East York Community Council direct the applicant to continue 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.

9. Toronto and East York Community Council direct the applicant to continue 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.

10. Toronto and East York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

11. Toronto and East York Community Council direct the applicant to continue 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.

12. Toronto and East York Community Council direct the applicant to continue 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.

13. Toronto and East York Community Council direct that Holly Street and Dunfield 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. Plazacorp Investments Limited 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 Holly Street and Dunfield Avenue, these fees will be approximately \$213,000.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on July 16, 2020, adopted as amended, Item TE16.69 entitled "Construction Staging Area - Holly Street and Dunfield Avenue (25 Holly Street and 44 Dunfield Avenue)" and, in so doing, authorized the closure of a portion of the northbound curb lane on Holly Street, between a point 48.5 metres north of Soudan Avenue and a point 34.5 metres further north and the west sidewalk and a 2.9 metre wide portion of the northbound curb lane on Dunfield Avenue, between a point 81 metres north of Soudan Avenue and a point 46 metres further north, from July 16, 2020 to July 16, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.69>

Toronto and East York Community Council, at its meeting on June 18, 2020, considered but did not adopt Item TE15.18 entitled "Construction Staging Area - Holly Street and Dunfield Avenue (25 Holly Street and 44 Dunfield Avenue)"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE15.18>

COMMENTS

Status of the Development

A residential development consisting of 27-storey and 34-storey condominium buildings are being constructed at 25 Holly Street and 44 Dunfield Avenue. The site is bounded by existing residential apartment buildings to the north, Dunfield Avenue to the east, Soudan Avenue to the south and Holly Street to the west. This site is located within the area known as Yonge Eglinton Construction Hub. This area was created by Transportation Services as a way to improve safety for all road users and coordinate construction activities in the area, given the number of construction sites located within a small geographical area.

The development consists of two condominium buildings containing 545 dwelling units. Permanent vehicular access to the development will be from Holly Street and Dunfield Avenue.

The developer had initially indicated they would require the construction staging areas on Holly Street and Dunfield Avenue until December 31, 2022 and September 30, 2023 respectfully. However, Toronto and East York Council approved the construction staging areas for a period of one year. The developer has advised that they have experienced delays due to issues arising from COVID-19 and have requested additional time for the Holly Street construction staging area. However, at this time they are not requesting additional time for the staging area on Dunfield Avenue, beyond the initial September 2023 request.

At the time of this report, the developer is finished with the excavation and below grade formwork has been completed. The updated schedule of major construction activities and associated timelines for the development are described below:

Holly Street

- Above grade formwork: Currently working on the 2nd floor and all formwork to be completed by October 2022;
- Building envelope: October 2021 to December 2022; and
- Interior finishes: January 2022 to June 2023.

Dunfield Avenue

- Above grade formwork: Currently working on the ground floor all formwork to be completed by January 2023;
- Building envelope: December 2021 to March 2023; and
- Interior finishes: March 2022 to September 2023.

Construction Staging Areas

Construction staging operations are currently taking place on the east side of Holly Street within the existing boulevard space and the northbound lane. A 2.1 metre-metre-wide portion of the northbound lane and sidewalk on the east side of Holly Street, between a point 48.5 metres north of Soudan Avenue and a point 34.5 metres further north is currently closed. Pedestrians are being redirected into a protected 2.1 metres wide covered walkway within the closed portion of the northbound lane. The remaining road width of 6.4 metres maintains two-way traffic operations on Holly Street.

Construction staging operations on Dunfield Avenue is currently taking place on the west side of Dunfield Avenue and a 2.9-metre-wide portion of the northbound curb lane and the west sidewalk is currently closed, between a point 81 metres north of Soudan Avenue and a point 46 metres further north. Pedestrians are being redirected into a protected 2.1 metres wide covered walkway within the closed portion of the northbound lane. The remaining road width of 5.5 metres is maintaining one-way northbound vehicular traffic on the subject section of Dunfield Avenue.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Plazacorp Investments Limited has looked at all options to minimize the duration and impact of the construction staging area on all road users. The development has now reached the point where construction is above grade, Transportation Services has reviewed with the developer options that could reduce the overall staging areas located within the municipal right-of-way and its impacts to area residents. However, of all the options reviewed, the current configuration was deemed to be the most appropriate option that would ensure a safe working space for construction staff and safety for all road users.

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the 2021 City's Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Holly Street and Dunfield Avenue are not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that Plazacorp Investments Limited has looked at all options to alleviate congestion at this location.

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

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CONTACT

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

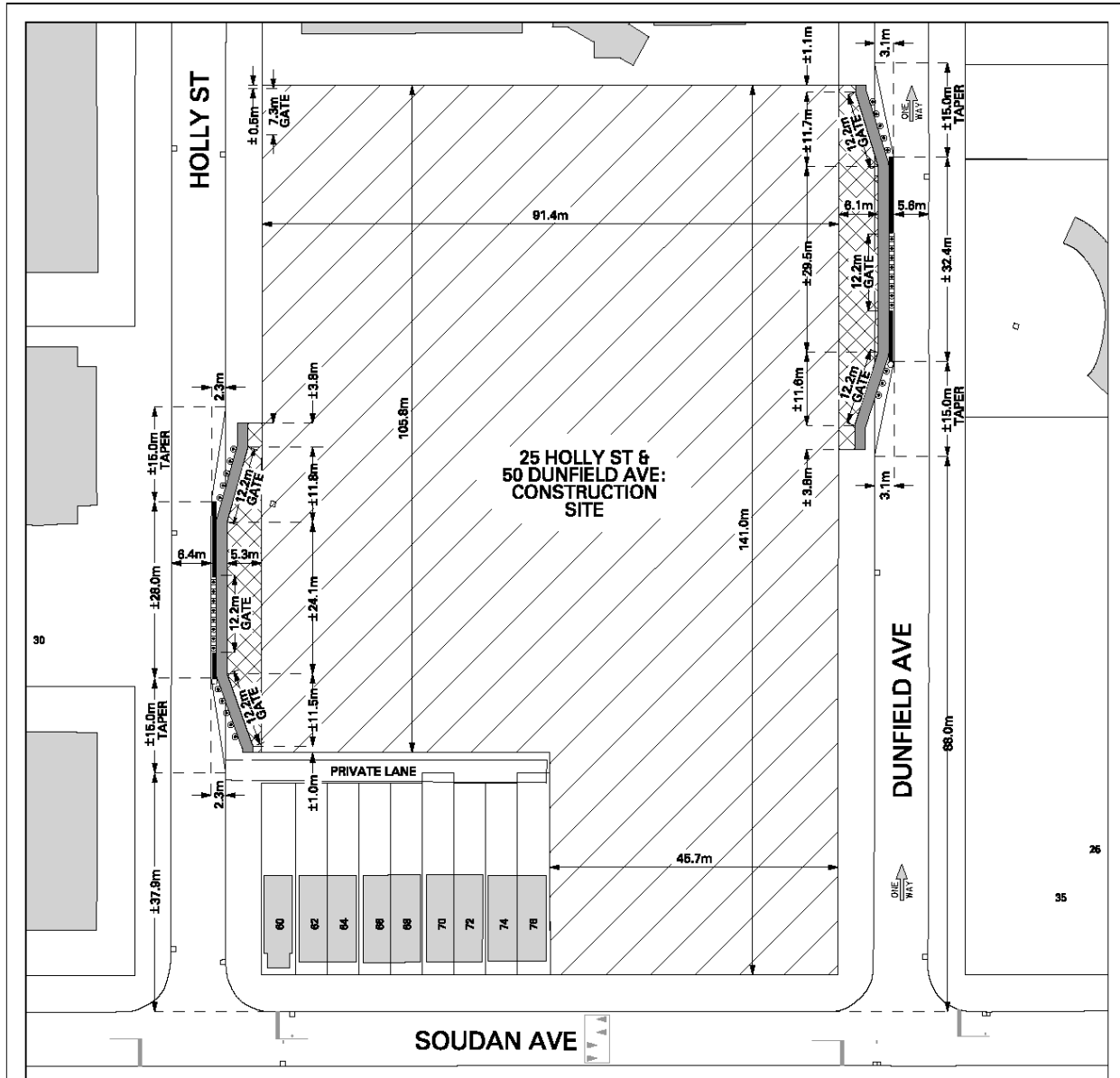
SIGNATURE

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






ATTACHMENTS

Attachment 1 - Existing Construction Staging Area - 25 Holly Street and 50 Dunfield Avenue

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LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED 1.7m PEDESTRIAN WALKWAY
-  PROPOSED ENERGY ATTENUATOR
-  PROPOSED TC-54 TRAFFIC BARREL

NOTES:

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.

25 HOLLY ST & 50 DUNFIELD AVE : EXTENSION OF CLOSURE DURATION



FILE NO. 421T - 0155

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : MAY 2021