

## **Construction Staging Area – 15 Devonshire Place**

**Date:** December 14, 2021  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

---

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

RDH Architects Inc is constructing a four-storey University of Toronto student residence, with 350 units at 15 Devonshire Place. The site is located on the east side of Devonshire Place, midblock between Hoskin Avenue and Bloor Street West.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Devonshire Place for a period of 24 months (i.e. March 31, 2022 to March 31, 2024) to accommodate a construction staging area.

Pedestrian operations on the east side of Devonshire Place will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing northbound lane. The number of northbound lanes will not be reduced and two-way traffic movement will be maintained on Devonshire Place. The construction staging area will result in the loss of eight on-street parking machine spaces on the east side of Devonshire Place.

### **RECOMMENDATIONS**

---

The 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 Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north, and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from March 31, 2022 to March 31, 2024.

2. Toronto and East York Community Council amend 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 \$4.00 per hour and for a maximum period of 3 hours, on the east side of Devonshire Place, between Hoskin Avenue and Bloor Street West, to be in effect from Hoskin Avenue and a point 120 metres north.
3. Toronto and East York Community Council authorize parking machines 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 \$4.00 per hour and for a maximum period of 3 hours, on the east side of Devonshire Place, between a point 180 metres north of Hoskin Avenue and Bloor Street West.
4. Toronto and East York Community Council prohibit stopping at all times on the east side of Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north.
5. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.
6. Toronto and East York Community 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.
7. 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.
8. 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.
9. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
10. 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 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.
11. 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.

12. 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.

13. 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.

14. Toronto and East York Community Council direct that Devonshire Place 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. RDH Architects Inc 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 Devonshire Place, these fees will be approximately \$401,000.00.

## **DECISION HISTORY**

---

City Council, at its meeting on December 16, 17 and 18, 2020, adopted Item TE21.4 and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 15 Devonshire Place and 6 Hoskin Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.4>

## **COMMENTS**

---

### **The Development and Timeline**

RDH Architects Inc is constructing a four-storey University of Toronto student residence, with 350 units at 15 Devonshire Place. The site is located on the east side of Devonshire Place, midblock between Hoskin Avenue and Bloor Street West. There will be no underground vehicle parking in the completed building.

The site is bounded by the University of Toronto Trinity College's Gerald Larkin Building to the south, the University of Toronto's Varsity Centre to the north, Devonshire Place to the west, and outdoor recreational space to the east.

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 maximum depth of 6 metres. 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. Various options were explored by the

developer to set up construction staging operations for the development. 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.

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

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

## **Existing Conditions**

Devonshire Place characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates two-way on a pavement width of approximately 9.3 metres
- It has a posted regulatory speed limit of 30 km/h
- There is no TTC service provided
- There are sidewalks located on both sides
- The University of Toronto Trinity College's Gerald Larkin Building is located south of the site, and the University of Toronto's Varsity Centre is located to the north

The parking regulations on Devonshire Place, within the subject section are as follows:

### **East side**

- Parking machines operate for a maximum period of three hours from 8:00 am to 9:00 pm, Monday to Saturday and 1:00 pm to 9:00 pm on Sunday

### **West side**

- No parking anytime

## **Proposed Construction Staging Area**

Construction staging operations on Devonshire Place will take place within the existing boulevard allowance and the northbound curb lane on the east side of Devonshire Place, abutting the site. The east sidewalk and the northbound curb lane on Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north, will be closed to accommodate construction staging operations for the development.

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

Pedestrian operations on the east side of Devonshire Place will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the east side of Devonshire Place. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north. In order to ensure parked vehicles do not impede vehicular traffic or

access for deliveries and equipment to the site, eight existing parking machine spaces on the subject section of Devonshire Place will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these eight parking spaces.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Devonshire Place is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that RDH Architects Inc has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

## **CONTACT**

---

Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, [Craig.Cripps@toronto.ca](mailto:Craig.Cripps@toronto.ca)

## **SIGNATURE**

---

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

## **ATTACHMENTS**

---

Attachment 1: Proposed Construction Staging Area - 15 Devonshire Place

**Attachment 1: Proposed Construction Staging Area - 15 Devonshire Place**

