

## **Construction Staging Area – 500 Dupont Street (Hammond Place)**

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

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Dupont Street, City Council approval of this report is required.

Lifetime Developments is constructing a nine-storey mixed-use residential condominium with 155 residential units and ground floor retail at 500 Dupont Street. The site is located on the north side of Dupont Street, midblock between Hammond Place and Palmerston Avenue.

Transportation Services is requesting approval to close a section of Hammond Place to all road users, for a period of 24 months (i.e. December 31, 2021 to December 31, 2023) to accommodate a construction staging area. Transportation Services is also requesting approval to rescind two existing permit and parking machine spaces, and prohibit stopping on the north side of Dupont Street during the same period.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of Hammond Place, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east, from December 31, 2021 to December 31, 2023.
2. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 4:00 p.m. Monday to Friday and 8:00 a.m. to 6:00 p.m. on Saturday, at a rate of \$2.00 per hour and for a maximum period of 3 hours, on the north side of Dupont Street, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east.

3. City Council rescind the existing permit parking 12:01 a.m. to 7:00 a.m. on the even (north) side of Dupont Street, from a point 48 metres east of Palmerston Avenue to a point 54 metres further east.
4. City Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays, on the north side of Dupont Street, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east.
5. City Council rescind the existing parking meter regulation in effect from 9:00 a.m. to 4:00 p.m. Monday to Friday and 8:00 a.m. to 6:00 p.m. on Saturday, at a rate of \$1.00 per hour and for a maximum period of 2 hours, on the north side of Dupont Street, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east.
6. City Council rescind the existing maximum two-hour parking regulation in effect from 9:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Dupont Street, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east.
7. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the north side of Dupont Street, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east.
8. City Council prohibit stopping at all times on the north side of Dupont Street, between a point 48 metres east of Palmerston Avenue and a point 54 metres further east.
9. City 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.
10. City 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.
11. City 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.
12. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
13. City 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.

14. City 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.

15. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

16. City 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.

17. City 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.

18. City Council direct that Hammond Place and Dupont Street be returned to their 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. Lifetime Developments 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 closure on Hammond Place, these fees will be approximately \$530,000.00.

## **DECISION HISTORY**

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The Local Planning Appeal Tribunal, pursuant to its Order issued June 25, 2021 in relation to Board Case No. PL160135, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 500 Dupont Street.

## **COMMENTS**

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### **The Development and Timeline**

Lifetime Developments is constructing a nine-storey mixed-use residential condominium with 155 residential units, ground floor retail and a one-level underground parking garage for 67 vehicles at 500 Dupont Street. Permanent vehicle access will be from the laneway west of the site. The site is located on the north side of Dupont Street, midblock between Hammond Place and Palmerston Avenue.

The site is bounded by Hammond Place to the north, a private commercial property to the east, Dupont Street to the south and a laneway to the west.

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 four 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. 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. Therefore, occupation of Hammond Place and removal of two existing permit and machine parking spaces on Dupont Street will be essential to set up construction staging operations for the development.

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

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

## **Existing Conditions**

Hammond Place is characterized by the following conditions:

- It is a two-way laneway that primarily runs east/west
- Its pavement width is approximately 5.7 metres
- It has an un-posted regulatory speed limit of 50 km/h
- There is no TTC service provided
- There are no sidewalks in the laneway
- Parking is prohibited on both sides of the laneway

Dupont Street is characterized by the following conditions:

- It is a four-lane, east-west major arterial roadway
- It operates two-way traffic on a pavement width of approximately 15.3 metres
- It has a posted regulatory speed limit of 40 km/h
- There is TTC service provided by the 26 bus route
- There are sidewalks on both sides of the street

The parking regulations on Dupont Street, within the subject section are as follows:

### **North side**

- No parking 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays
- No stopping 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 4:00 p.m. Monday to Friday, and 8:00 a.m. to 6:00 p.m. on Saturday
- Permit parking is available from 12:01 a.m. to 7:00 a.m. daily

### **South side**

- No parking 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- Construction Staging Area - 500 Dupont Street (Hammond Place)

- No stopping 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays
- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 4:00 p.m. Monday to Friday, and 8:00 a.m. to 6:00 p.m. on Saturday
- Permit parking is available from 12:01 a.m. to 7:00 a.m. daily

### **Proposed Construction Staging Area**

Subject to approval, Hammond Place will be closed between a point 48 metres east of Palmerston Avenue and a point 54 metres further east to allow for construction staging operations. Pedestrians and vehicles wishing to access the areas outside of the closure, will be able to do so east of the construction staging area via Hammond Place, and west of the construction staging area via Palmerston Avenue or the public laneway.

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

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, two existing permit and parking machine spaces on the north side of Dupont Street abutting the subject construction staging area, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these two parking spaces. Stopping will also be prohibited at all times on the north side of Dupont Street in the area of the development.

At the time of this report, the permit parking area has 1049 spaces with 835 permits issued. The area can therefore absorb the loss of the two temporary spaces, without adversely impacting the overnight permit parking holders.

A temporary lane occupancy of the westbound curb lane on Dupont Street will be required (during January 2022 only), to allow pedestrians to safely move around the operational shoring equipment, which is to be accommodated through a temporary street occupation permit. Outside of the temporary permit hours, the site hoarding will be moved back to the property line, the westbound curb lane will be reopened to vehicular traffic, and the sidewalk will be made accessible for pedestrians.

Also to be accommodated through a temporary lane occupancy permit, the north end of the public laneway (west of the site) will be closed to vehicular traffic (for a two-week period in January 2022), after which the south end will also be closed to vehicular traffic for a two-week period. The developer will coordinate with affected property owners regarding parking arrangements during construction along the laneway. Pedestrian access will be maintained in the laneway.

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 areas on Hammond Place, Dupont Street and the laneway west of the site are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Lifetime Developments 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**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 500 Dupont Street (Hammond Place)

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(Hammond Place)**

