

Construction Staging Area – 2639 Dundas Street West

Date: December 14, 2021
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

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

2639 Dundas Development Group Inc. is constructing an eight-storey condominium building with a total of 111 units at 2639 Dundas Street West. The site is located at the south-west corner of Dundas Street West and Brad Street.

Transportation Services is requesting approval to close the south sidewalk and a portion of the eastbound curb lane on Dundas Street West for a period of 19 months (i.e. February 3, 2022 to September 2, 2023) to accommodate a construction staging area. In addition, authorization is being requested to close a portion of the right-of-way on the west side of Brad Street for the same period.

Pedestrian operations on the south side of Dundas Street West will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the eastbound curb lane. With the construction staging area in place, Dundas Street West will operate as one eastbound traffic lane and two westbound traffic lanes. Pedestrian and traffic operations on Brad Street will not be impacted, as there is no sidewalk on the west side and the east side sidewalk will remain open, and no portion of the roadway will be closed.

RECOMMENDATIONS

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

1. City Council authorize the closure of the south sidewalk and a 5.1 metre wide portion of the eastbound curb lane on Dundas Street West, between Brad Street and a point 68.9 metres west, and provision of a 2.1 metre wide temporary pedestrian walkway

within the closed portion of the eastbound curb lane, from February 3, 2022 to September 2, 2023.

2. City Council authorize the closure of the right-of-way between the west side curb and property line, from Dundas Street West to a point 38.1 metres south, from February 3, 2022 to September 2, 2023.

3. City Council rescind the existing no parking prohibition in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the south side of Dundas Street West, between Brad Street and a point 68.9 metres west.

4. City Council rescind the existing no stopping regulation in effect from 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays, on the south side of Dundas Street West, between Brad Street and a point 68.9 metres west.

5. City Council prohibit stopping at all times on the south side of Dundas Street West, between Brad Street and a point 68.9 metres west.

6. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to be clear of any construction debris and made safe.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

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

13. 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.

14. 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.

15. City Council direct that Dundas Street West and Brad Street be returned to their pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 2639 Dundas Development Group 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 Dundas Street and on Brad Street, these fees will be approximately \$290,000.00.

DECISION HISTORY

City Council, at its meeting on July 23, 2018, adopted Item TE34.8 entitled "2639 Dundas Street West - Zoning Amendment Application - Final Report," and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 2639 Dundas Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.8>

COMMENTS

The Development and Timeline

2639 Dundas Development Group Inc. is constructing an eight-storey condominium building with a total of 111 units and two-levels of underground parking for 61 cars at 2639 Dundas Street West. The site is located at the south-west corner of Dundas Street West and Brad Street.

The site is bounded by a Dundas Street West to the north, Brad Street to the east, a public lane to the south and a public lane to the west.

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 8.5 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.

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

- Excavation and shoring: from June 2021 to December 2021;
- Below grade formwork: from December 2021 to May 2022;
- Above grade formwork: from May 2022 to September 2022;
- Building envelope phase: from June 2022 to December 2022; and
- Interior finishes stage: from May 2022 to September 2023.

Existing Conditions

Dundas Street West is characterized by the following conditions, in the subject area:

- It is a four-lane, predominantly east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 15 metres
- The posted regulatory speed limit is 50 km/h.
- There is TTC service provided by the 40 Junction-Dundas West bus route
- There are sidewalks located on both sides of the street

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

North side

- Parking for restricted periods, from 9:00 a.m. to 4:00 p.m. for 1 hour
- 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

South side

- No parking 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- No stopping 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays

Brad Street is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The posted regulatory speed limit is 30 km/h.
- There is no TTC service
- There is a sidewalk located on the east side of the street only

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

East side

- Permit parking all times, except no parking anytime from a point 7.5 metres east of the westerly end of the street to a point 5.5 metres further east of it; and no parking anytime from a point 34 metres west of Dundas Street West to a point 5.5 metres further west, from 12:01 a.m. to 7:00 a.m.

West side

- No parking anytime

Proposed Construction Staging Areas

Construction staging operations on Dundas Street West will take place within the existing boulevard allowance and the eastbound curb lane on the south side of Dundas Street West, abutting the site. The south sidewalk and a 5.1 metre wide portion of the eastbound curb lane on Dundas Street West, between Brad Street and a point 68.9 metres west, will be closed to accommodate construction staging operations for the development. Dundas Street West will operate as one eastbound traffic lane and two westbound traffic lanes. In addition, the right-of-way between the west side curb and property line on Brad Street will be closed, from Dundas Street to a point 38.1 metres south, for the same period. The number of lanes will not be reduced and two-way traffic movement will be maintained on Brad Street.

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

Pedestrian movements will be accommodated in a 2.1 metre covered walkway within the existing sidewalk on the south side of Dundas Street West. Pedestrian operations on the north sidewalk are maintained. Pedestrian operations on Brad Street will not be impacted, as there is no sidewalk on the west side, and the east side sidewalk will remain open.

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 Dundas Street West and on Brad Street are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 2639 Dundas Development Group 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

SIGNATURE

Roger Browne, M.A.Sc., P. Eng.

Construction Staging Area - 2639 Dundas Street West

Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2639 Dundas Street West

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