

Construction Staging Area – 838-880 Dupont Street and 1080 Shaw Street

Date: April 1, 2022
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

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

Deltera Inc. is constructing a nine-storey mixed-use residential condominium with 329 residential units and ground floor retail, at 838-880 Dupont Street and 1080 Shaw Street. The site is located on the north side of Dupont Street between Shaw Street and Ossington Avenue.

Transportation Services is requesting approval to close a section of the north sidewalk on Dupont Street and a portion of the west sidewalk on Shaw Street for a period of 37 months, from May 12, 2022 to May 31, 2025 to accommodate a construction staging area. Pedestrian movements on the north side of Dupont Street abutting the site will be restricted and pedestrians will be directed to the south side sidewalk of Dupont Street. No long-term roadway occupation is being requested for this development.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk on Dupont Street, between Shaw Street and a point 144 metres west, from May 12, 2022 to May 31, 2025.
2. City Council authorize the closure of a 1.1 metre wide portion of the west sidewalk on Shaw Street, between Dupont Street and a point 74 metres north, from May 12, 2022 to May 31, 2025.

3. City Council rescind the existing no parking prohibition in effect at all times on the north side of Dupont Street between Shaw Street and a point 144 metres west.
4. City Council rescind the existing no stopping regulation 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 Shaw Street and a point 144 metres west.
5. City Council prohibit stopping at all times on the north side of Dupont Street, between Shaw Street and a point 144 metres west.
6. City Council direct the applicant to pressure wash (or sweep during winter weather conditions) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep 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 Dupont Street and Shaw 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. Deltera 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 Dupont Street and Shaw Street, these fees will be approximately \$125,000.00.

DECISION HISTORY

The Local Planning Appeal Tribunal, pursuant to its Order issued August 12, 2021 in relation to Board Case No. PL150838, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 840 & 860 Dupont Street.

COMMENTS

The Development and Timeline

Deltera Inc. is constructing a nine-storey mixed-use residential condominium with 329 residential units, ground floor retail and two levels of underground parking for 389 parking spaces, at 838-880 Dupont Street and 1080 Shaw Street. Permanent access will be from Shaw Street. The site is bounded by Dupont Street to the south, Shaw Street to the east, a rail line to the north, and a four storey building 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 maximum depth of eight 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.

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

- Demolition: from March 2022 to May 2022;
- Excavation and shoring: from June 2022 to August 2022;
- Below grade formwork: from September 2022 to November 2022;
- Above grade formwork/building envelope phase: from November 2022 to May 2024;
- Interior finishes stage: from May 2024 to October 2024; and
- Streetscape/boulevard work: from November 2024 to May 2025.

Existing Conditions

Dupont Street is characterized by the following conditions:

- It is a four-lane, east-west, major arterial roadway

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- It operates two-way traffic on a pavement width of approximately 12.8 metres
- The posted regulatory speed limit is 40 km/h
- There is TTC service provided by the 26 Dupont bus route
- There are sidewalks located on both sides of the street

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

North side

- No parking anytime
- No stopping 4:00 p.m. to 6:00 p.m. Monday to Friday except public holidays

South side

- No stopping 7:00 a.m. to 9:00 a.m. Monday to Friday except public holidays
- No parking 4:00 p.m. to 6:00 p.m. Monday to Friday except public holidays
- Maximum one-hour parking from 9:00 a.m. to 4:00 p.m. Monday to Friday and 8:00 a.m. to 6:00 p.m. Saturday

North of Dupont Street, Shaw Street is characterized by the following conditions:

- It is a two-lane, north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 13.4
- The posted regulatory speed limit is 30 km/h
- There is no TTC service provided
- There are sidewalks located on both sides of the street
- There are bike lanes located on both sides of the street

East side

- No stopping anytime

West side

- No stopping anytime

Proposed Construction Staging Areas

Subject to approval, the north sidewalk on Dupont Street will be closed between Shaw Street and a point 144 metres west, to allow for construction staging operations. Pedestrians wishing to cross Dupont Street east or west of the staging area will be able to do so at the traffic control signals located at Shaw Street and at Ossington Avenue respectively. Appropriate signage will be installed to direct pedestrians to the opposite side of the street. The proposed construction staging area will not impact the existing TTC bus service on Dupont Street.

Also subject to approval, a 1.1 metre wide portion of the west sidewalk on Shaw Street will be closed, between Dupont Street and a point 74 metres north. A 1.7 metre wide covered pedestrian walkway will be provided on the existing sidewalk.

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

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 Construction Staging Area - 838-880 Dupont Street and 1080 Shaw Street

staging areas on Dupont Street and Shaw Street are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Deltera 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

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 838-880 Dupont Street and 1080 Shaw Street

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