

## **Construction Staging Area – 1172-1196 King Street West & 283-289 Dufferin Street**

**Date:** June 13, 2022  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 10, Spadina-Fort York

### **SUMMARY**

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

Lifetime Developments is constructing a 19-storey mixed-use condominium building at 1172-1196 King Street and 283-289 Dufferin Street. The site is located at the north-east corner of King Street and Dufferin Street.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Dufferin Street and a portion of the north sidewalk on King Street West for a period of 33 months, from July 20, 2022 to March 31, 2025 to facilitate construction staging operations.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the east side sidewalk and northbound curb lane on Dufferin Street, between King Street West and a point 54.0 metres north, and provision of a temporary 1.7 metre-wide pedestrian walkway within the closed portion of Dufferin Street, from July 20, 2022 to March 31, 2025.
2. City Council authorize the closure a 3.7 metre-wide portion of the north side sidewalk on King Street West, between Dufferin Street and a point 89.2 metres east, and provision of a temporary 1.7 metre-wide pedestrian walkway within the existing sidewalk on King Street West, from July 20, 2022 to March 31, 2025.
3. City Council rescind the existing no parking regulation on the east side of Dufferin Street, from King Street West to a point 48.8 metres north, in effect anytime.
4. City Council rescind the existing no parking regulation on the east side of Dufferin Street, from King Street West to a point 54.0 metres north, in effect anytime.

5. City Council rescind the existing no parking regulation on the east side of Dufferin Street, from King Street West to a point 54.0 metres north, in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays.
6. City Council rescind the existing no stopping regulation in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, on the east side of Dufferin Street, between King Street West and a point 54.0 metres north.
7. City Council prohibit stopping at all times on the east side of Dufferin Street, between King Street West and a point 54.0 metres north.
8. City Council rescind the existing no stopping regulation in effect from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m. Monday to Friday, except public holidays, on the north side of King Street West, between Dufferin Street West and a point 89.2 metres east.
9. City Council prohibit stopping at all times on the north side of King Street West, between Dufferin Street and a point 89.2 metres east.
10. City Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
11. City Council direct the applicant to construct (as per the City's engineer approved specifications) and maintain a fully covered, protected and unobstructed, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
12. 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.
13. 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.
14. City Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
15. 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.
16. 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 Construction Staging Area - 1172-1196 King Street & 283-289 Dufferin Street

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.

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

18. 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.

19. 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.

20. City Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

21. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

22. City Council direct that Dufferin Street and King Street West 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 closures on Dufferin Street and King Street West, these fees will be approximately \$230,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on April 7 and 8, 2021, adopted Item MM31.18 entitled "1182 and 1221 King Street West - Zoning Amendment - by Councillor Gord Perks, seconded by Councillor Joe Cressy".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM31.18>

## COMMENTS

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### The Development and Timeline

Lifetime Developments is constructing a 19-storey mixed-use condominium building with 410 residential units and two levels of underground parking for 198 parking spaces at 1172-1196 King Street and 283-289 Dufferin Street. The site is located at the north-east corner of King Street and Dufferin Street. 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 10.5 metres. Permanent parking access will be from Dufferin Street. The site is bounded by Dufferin Street to the west, King Street West to the south, a one-storey municipal/industrial building to the east and an eight-storey apartment building to the north.

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 June 2022 to June 2023
- Excavation and shoring: from July 2022 to February 2023;
- Below grade formwork: from December 2022 to May 2023;
- Above grade formwork: from May 2023 to April 2024;
- Building envelope phase: from October 2023 to May 2024; and
- Interior finishes stage: from December 2023 to February 2025.

### Existing Conditions

Dufferin Street is characterized by the following conditions:

- It is a four-lane, north-south minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 15.0 metres
- The speed limit is 50 km/h
- TTC service is provided by the 29 Dufferin bus route
- There are sidewalks located on both sides of the street

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

#### **East side**

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

#### **West side**

- No parking from 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 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. on Saturday, and 1:00 p.m. to 9:00 p.m. Sunday
- Unsigned statutory three-hour maximum parking is in effect at all other times
- Permit parking from 12:01 a.m. to 7:00 a.m., daily

King Street West 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 12.8 metres
- The speed limit is 50 km/h
- TTC service is provided by the 504 King streetcar route
- There are sidewalks located on both sides of the street

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

**North side**

- No stopping from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday, except holidays.
- Unsigned statutory three-hour maximum parking is in effect at all other times

**South side**

- No stopping from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday, except holidays.
- Unsigned statutory three-hour maximum parking is in effect at all other times

**Proposed Construction Staging Areas**

Subject to approval, from July 20, 2022 to March 31, 2025, the east sidewalk and a portion of the northbound curb lane will be closed on Dufferin Street, between King Street West and a point 54.0 metres north, to facilitate construction staging operations. The number of northbound lanes on Dufferin Street will be reduced from two to one lane. TTC bus stop locations will not be affected on Dufferin Street. During the same time period, a 3.7 metre-wide portion of the north side sidewalk on King Street West will be closed between Dufferin Street and a point 89.2 metres east. The number of traffic lanes will not be reduced and TTC service will not be affected on King Street West.

Pedestrian operations on the east side of Dufferin Street will be maintained in a 1.7 metre-wide pedestrian walkway within the closed portion of the northbound curb lane on Dufferin Street. Pedestrian operations on the north side of King Street West will be maintained in a 1.7 metre-wide pedestrian walkway within the existing sidewalk on King Street West.

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

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within

the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

This development site being reported upon, has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to.

A review of the City's Five-Year Major Capital Works Program indicates that there is planned City Capital Work in the area during 2022-2023, including; watermain replacement, overhead and underground civil and electrical, TTC track replacement and Toronto Hydro related works. At the discretion of Transportation Services, and at no cost to the City of Toronto, the developer will be required to clear the construction staging area to accommodate the planned work. Failure of the developer to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

In consideration of the above details and 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Dufferin Street and King Street West for periods of less than 30 consecutive days over the 33-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under

Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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 - 1172-1196 King Street & 283-289 Dufferin Street

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