

Construction Staging Area – 1200 Dundas Street West

Date: June 13, 2022

To: Toronto & East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 9, Davenport

SUMMARY

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

Dundas Ossington Developments Limited is constructing an 8-storey residential condominium building at 1200 Dundas Street West. The building will include a total of 115 units, together with ground floor retail and 1 level of underground parking for approximately 28 cars. The site is located on the north east corner of Dundas Street West and Lakeview Avenue.

Transportation Services is requesting approval to close a portion of the north sidewalk on Dundas Street West and a portion of the east boulevard on Lakeview Avenue for a period of 24 months, from June 1, 2022 to June 1, 2024 to facilitate construction staging operations.

RECOMMENDATIONS

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

1. City Council authorize the closure of a 1.0 metre wide portion of the north sidewalk on Dundas Street West between Lakeview Avenue and a point 32 metres east and provision of a temporary pedestrian covered walkway within the closed portion of the north sidewalk, from June 1, 2022 to June 1, 2024.
2. City Council authorize the closure of a 4.9 wide portion of the east boulevard on Lakeview Avenue between Dundas Street West and a point 42 metres north and provision of a temporary pedestrian covered walkway within the closed portion of the east boulevard, from June 1, 2022 to June 1, 2024.
3. 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.

4. City Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. 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.
12. 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.
13. 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.
14. City Council direct that Dundas Street West and Lakeview Avenue 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. Dundas Ossington Developments Limited 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 West and Lakeview Avenue these fees will be approximately \$58,524.72.

DECISION HISTORY

City Council, at its meeting on December 15, 2021, adopted Item MM38.32 and in so doing, amended Zoning By-law No. 438-86 & 569-2013 for the lands municipally known as 1200 Dundas Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM38.32>

COMMENTS

The Development and Timeline

The site is bounded by a public laneway to the north, 1170 Dundas Street to the east, Dundas Street West to the south and Lakeview Avenue 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 5.8 metres.

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

- Demolition: Completed
- Excavation and shoring: from May 2022 to August 2022;
- Below grade formwork: from August 2022 to October 2022;
- Above grade formwork: from October 2022 to August 2023;
- Building envelope phase: from May 2023 to August 2023; and
- Interior finishes stage: from August 2023 to June 2024.

Existing Conditions

Dundas 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 metres
- The speed limit is 40 km/h
- TTC service is provided by the 505 Dundas Street streetcar
- 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

- Pay and Display parking 8:00 a.m. to 3:30 p.m., 6:30 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday, for a maximum period of 3 hours at a rate of \$3.00 per hour.
- No stopping from 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays.

South side

- Pay and Display parking 9:00 a.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday for a maximum period of 3 hours at a rate of \$3.00 per hour.
- No stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays.

Lakeview Avenue 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 6.6 metres
- The speed limit is 30 km/h
- There is no TTC service on Lakeview Avenue
- There are sidewalks located on both sides of the street

The parking regulations on Lakeview Avenue, within the subject section are as follows:

East side

- No parking all times.

West side

- No parking all times.

Proposed Construction Staging Area

Construction staging operations on Dundas Street West is currently take place within the existing boulevard allowance and the east boulevard of Lakeview Avenue.

Pedestrian operations on the north sidewalk of Dundas Street West are maintained.

Pedestrians movements will be accommodate in a 1.5 metre covered walkway within the existing sidewalk on the north side of Dundas Street West.

The east sidewalk on Lakeview Avenue has been closed to accommodate construction staging operations for the development. Pedestrian movements will be accommodated in a 1.5 metre covered walkway within the existing boulevard on the east side of Lakeview Avenue. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

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

The existing TTC streetcar stops in the area will be maintained and do not require re-location.

The two existing eastbound and westbound traffic lanes on Dundas Street West in the subject area will be maintained. The existing parking regulations on the north and south side of the Dundas Street will remain in effect.

Northbound and southbound traffic movement will be maintained on Lakeview Avenue. The existing parking prohibitions on the east and west sides of Lakeview Avenue will remain in effect.

The developer will also be applying for daily road closure permits on Lakeview Avenue to facilitate the delivery of materials from August 2022 to June 2023.

A review of the City's Five-Year Major Capital Works Program indicates that local road resurfacing work is planned on Lakeview Avenue from 29.30 metres north of Dundas Street West to Harrison Street to begin 2026. The development is expected to be completed before the resurfacing project starts. Therefore, the construction staging area is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Dundas Ossington Developments Limited, 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 Lakeview Avenue for periods of less than 30 consecutive days over the 24-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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1200 Dundas Street West

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