

## **Construction Staging Area – 5251 Dundas Street West**

**Date:** October 27, 2023  
**To:** Etobicoke York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 3, Etobicoke-Lakeshore

### **SUMMARY**

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

Aukland Residences LP is constructing a 50-storey residential development at 5251 Dundas Street West. The site is located on the southwest corner of Dundas Street West and Aukland Road.

Transportation Services is requesting approval to close the south sidewalk and the south side eastbound curb lane on Dundas Street West for a period of 39 months, from January 1, 2024 to March 31, 2027 to facilitate construction staging operations. Pedestrian movements on the south side of Dundas Street West abutting the site will be maintained in a minimum 2 metre-wide covered and protected walkway.

Additionally, approval is being requested to close the west sidewalk and 1.7 metre wide portion of the southbound curb lane on Aukland Road for a period of 39 months, from January 1, 2024 to March 31, 2027. Pedestrian movements on the west side of Aukland Road, abutting the site, will be restricted and pedestrians will be directed to the east side sidewalk of Aukland Road.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the south sidewalk and the south side eastbound curb lane on Dundas Street West, between Aukland Road and a point 33 metres west, and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from January 1, 2024 to March 31, 2027.

2. City Council authorize the closure of the west sidewalk and a 1.7 metre wide portion of the southbound curb lane on Auckland Road, between Dundas Street West and a point 49 metres south, from January 1, 2024 to March 31, 2027.
3. City Council rescind the existing stopping prohibition 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 on the south side of Dundas Street West, between Auckland Road and a point 84 metres west.
4. City Council prohibit stopping at all times on the south side of Dundas Street West, between Auckland Road and a point 84 metres west.
5. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
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 request the applicant to install 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 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.

16. City Council direct that Dundas Street West and Aukland Road be returned to its 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. The Aukland Residences LP 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 Aukland Road these fees will be approximately \$175,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on March 29, 30 and 31, 2023, adopted Item 2023.EY3.2 entitled 5251 Dundas Street West - Zoning By-law Amendment Application - Decision Report - Approval

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EY3.2>

## **COMMENTS**

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### **The Development and Timeline**

Aukland Residences LP is constructing a 50-storey mixed use residential building with 552 units and 2.5 levels of underground parking for 33 cars at 5251 Dundas Street West. The site is bounded by a Dundas Street West to the north, and Aukland Road to the east. Permanent access to condominium building will be from Aukland Road.

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 excavation depth from the street level is approximately 10 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development site. 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: January 2024 to May 2024;
- Below grade formwork: from May 2024 to September 2024;
- Above grade formwork: from September 2024 to August 2026;
- Building envelope phase: from January 26 to October 2026, and;
- Interior finishes stage: from September 2024 to January 2027.

## **Existing Conditions**

Dundas Street West is characterized by the following conditions:

- It is a six-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 25 metres
- The daily two-way traffic volume is approximately 5600 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 1, 3, 26, 71, 111, 112, 112C, 112E, 113B, 123B, 123C, 123D, 307, 900, and 123F
- 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**

- No stopping anytime 7:00 a.m. to 10:00 a.m., and 3:00 p.m. to 7:00 p.m. Monday to Friday between, Etobicoke Creek and Aukland Road

### **South side**

- No standing anytime, in the vicinity of the near side TTC bus loading zone near the signalized intersection
- No stopping anytime 7:00 a.m. to 10:00 a.m., and 3:00 p.m. to 7:00 p.m. Monday to Friday between, Etobicoke Creek and Aukland Road
- (Posted / not by-lawed) no parking anytime between, Aukland Road and Highway 427

Aukland Road 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 12 metres
- The daily two-way traffic volume is approximately 6000 vehicles
- The speed limit is 40 km/h
- TTC service is provided by bus number 49, 1, 3, 49, 300, 300A, and 300B
- There are sidewalks located on both sides of the street

The parking regulations on Aukland Road, within the subject section are as follows:

### **East side**

- No stopping anytime

### **West side**

- No stopping anytime

## **Proposed Construction Staging Area**

Subject to approval, the south sidewalk and the south side eastbound curb lane on Dundas Street West, between Auckland Road and a point 33 metres further west will be closed to accommodate construction staging operations for the development. Pedestrian movements will be accommodated in a 2 metre wide covered walkway within the existing eastbound traffic lane on the south side of Dundas Street West. The developer engaged with TTC, and it was agreed to relocate the bus stop at the south-west corner of the intersection of Dundas Street West and Auckland Road to immediately west of the staging area. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Dundas Street West, between Auckland Road and a point 84 metres west.

Additionally, subject to approval, the west sidewalk and a 1.7 metre wide portion of the southbound curb lane on Auckland Road, between Dundas Street West and a point 49 metres further south will be closed to accommodate construction staging operations for the development. Pedestrian movements on the west side of Auckland Road abutting the site will be restricted and will be directed to the east side sidewalk on Auckland Road. Pedestrians will be able to access the east side of Auckland Road using the traffic control signal with a protected pedestrian crossing on Dundas Street West at Auckland Road, and the traffic signal on Auckland Road, 115 metres south from Dundas Street West. To enhance traffic flow around the construction staging area, the existing stopping prohibition will be maintained at all times on the west side of Auckland Road.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that on Dundas Street West, Transportation Services has on-street bikeway construction planned for 2027. Rogers Communications Inc has cable works planned from 2023 to 2024. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above noted Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

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

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Auckland Residences LP, 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 Dundas Street West and Auckland Road for periods of less than 30 consecutive days over the 39-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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Stuart McGhie, Acting Manager, Work Zone Coordination and Traffic Mitigation, Transportation Services, (416) 395-7468, [Stuart.McGhie@toronto.ca](mailto:Stuart.McGhie@toronto.ca).

## **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 - 5251 Dundas Street West

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