

Construction Staging Area Time Extension - 1221 King Street West

Date: January 10, 2023
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 Dufferin Street, City Council approval of this report is required.

Lifetime Developments is constructing a 14-storey condominium building with ground floor retail at 1221 King Street West. The site is located on the southwest corner of King Street West and Dufferin Street. The west sidewalk and a 2.1 metre wide portion of the southbound curb lane on Dufferin Street, between a point 23 metres south of King Street West and a point 51 metres further south, are currently closed for construction staging operations.

At its meeting on September 30, October 1 and 2, 2020, City Council approved the subject construction staging area on Dufferin Street from October 2, 2020 to April 30, 2022. The developer has requested an extension of the duration of the construction staging area on Dufferin Street, as the site has experienced COVID-19 related construction delays.

Transportation Services is requesting authorization to extend the duration of the construction staging areas from February 7, 2023 to September 30, 2023 to allow for construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the west sidewalk and a 2.1 metre wide portion of the southbound curb lane on Dufferin Street, between a point 23 metres south of King Street West and a point 51 metres further south, and provision of a 1.5 metre wide covered and protected walkway within the closed portion of the existing lane, from February 7, 2023 to September 30, 2023.

2. 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.
- 3 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.
4. City Council direct the applicant to continue 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.
5. City Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. City Council direct the applicant to continue to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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.
7. City Council direct the applicant to continue to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic 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.
8. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. City Council direct the applicant to continue 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.
10. City Council direct the applicant to continue 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.
11. City Council direct that Dufferin Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

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 closure, these fees will be approximately \$170,000.00, including lost revenue from the parking machines.

DECISION HISTORY

At its meeting on September 30, October 1 and 2, 2020, City Council adopted item TE18.45, entitled "Construction Staging Area - 1221 King Street West" and in so doing, authorized a construction staging area on Dufferin Street from September 30, 2020 to April 30, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE18.45>

City Council, at its meeting on December 5, 6, 7 and 8, 2017 adopted, as amended, Item TE28.5 of the Toronto and East York Community Council to amend Zoning By-law Nos. 438-86 and 569-2013, for the lands municipally known as 1221 King Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.5>

COMMENTS

Status of the Development

A 14-storey mixed-use residential condominium building is being constructed by Lifetime Developments at 1221 King Street West. The site is bounded by King Street West to the north, Dufferin Street to the east, Dufferin King Park to the south and existing residential building to the west. The development, in its completed form, will consist of 307 dwelling units with ground floor retail and a three-level underground parking garage that will access the development from Dufferin Street.

Major construction activities and associated timelines for the development are described below:

- Above grade formwork: Ongoing to February 2023
- Building envelope phase: Ongoing to April 2023; and
- Interior finishes stage: Ongoing to September 2023.

The developer has requested an extension of the duration of the construction staging area as the site has experienced COVID-19 related delays.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Continued occupancy of the construction staging areas until September 30, 2023 is therefore essential to complete the development.

Construction Staging Area

Construction staging operations on Dufferin Street is taking place within the existing boulevard allowance and the southbound curb lane fronting the site. The west sidewalk and a 2.1 metre wide portion of the southbound curb lane on Dufferin Street is closed between a point 23 metres south of King Street West and a point 51 metres further

south. The southbound traffic lanes on Dufferin Street were realigned to maintain one 3.7 metre wide shared southbound traffic lane. Pedestrian operations on the west side of Dufferin Street is being maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the existing lane. Pedestrian operations on the south side of King Street West is being maintained in a 1.5 metre wide covered and protected walkway within the existing sidewalk.

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

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Five-Year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects.

If the staging area is not approved, the developer's only option will be to apply for day-use permits of Dufferin Street for periods of less than 30 consecutive days over the eight-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 of this report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 1221 King Street West

Construction Staging Area - 1221 King Street West

