

## **Construction Staging Area - TTC Easier Access Program - Donlands Station (Phase 4)**

**Date:** March 23, 2023  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 14, Toronto - Danforth

### **SUMMARY**

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

Donlands Station, located on the southwest corner of Donlands Avenue and Strathmore Boulevard, is being modernized to accommodate one at-grade elevator and one below-grade elevator at the main station. In addition, a second entrance/exit is also being added to the station that will be located on the east side of Dewhurst Boulevard south of Strathmore Boulevard, as part of the TTC's Easier Access Program and Second Exit Program. Due to tasks being completed on different schedules, separate reports were prepared for the Easier Access and Second Exit components associated with Donlands Station. This report deals with Phase 4 of the Easier Access project only, located at the main station.

As part of Phases 2 and 3 of the Easier Access project, at its meeting on May 5 and 6, 2021, City Council approved the closure of sections of the west sidewalk and southbound curb lane on Donlands Avenue, north and south of Strathmore Boulevard. In addition, the closure of sections of the north and south sidewalks, and of the westbound and eastbound curb lanes on Strathmore Boulevard west of Donlands Avenue, was approved.

As TTC is preparing to commence work on Phase 4 of project, Transportation Services is requesting authorization to close the following sidewalks and traffic lanes, from May 1, 2023 to September 30, 2023, to accommodate construction staging operations:

- The north sidewalk and a 2.0 metre-wide portion of the westbound curb lane on Strathmore Boulevard, between Donlands Avenue and a point 25 metres west.
- The west sidewalk and a 5.8 metre-wide portion of the southbound curb lane and adjacent lane on Donlands Avenue, between Strathmore Boulevard and a point 24 metres north.

Pedestrians on the west side of Donlands Avenue north of Strathmore Boulevard will be accommodated in a protected walkway, located within the southbound lanes of Donlands Avenue. Pedestrian access on the north side of Strathmore Boulevard will be

restricted and pedestrians will be directed to the south-west corner of Donlands Avenue and Strathmore Boulevard, where a minimum sidewalk width of 1.8 metres will be maintained on both streets abutting the staging area.

Traffic lanes on Donlands Avenue will be realigned to provide one 3.5 metre-wide lane each for northbound and southbound traffic. Through traffic on Strathmore Boulevard will be closed, except for local traffic only. Strathmore Boulevard at its narrowest point will be reduced to a width of 7.9 metres, which will allow one lane for each direction for local traffic for the residential properties located on Strathmore Boulevard between Donlands Avenue and Dewhurst Boulevard. Strathmore Boulevard at Dewhurst Boulevard is currently fully closed to accommodate construction activities related to the Second Exit portion of this project.

## **RECOMMENDATIONS**

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

1. City Council authorize the closure of the north sidewalk and a 2.0 metre-wide portion of the westbound curb lane on Strathmore Boulevard, between Donlands Avenue and a point 25 metres west, from May 1, 2023 to September 30, 2023.
2. City Council authorize the closure of the west sidewalk and a 5.8 metre-wide portion of the southbound curb lane and adjacent lane on Donlands Avenue, between Strathmore Boulevard and a point 24 metres north, from May 1, 2023 to September 30, 2023.
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 continue to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
5. 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.
6. City Council direct the applicant to continue install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
7. 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.

8. 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.

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 Donlands Avenue and Strathmore Boulevard be returned to 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 TTC will be responsible for all costs associated with the installation of signage and traffic control set-up.

## **DECISION HISTORY**

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City Council, at its meeting on May 5 and 6, 2021 adopted, Item TE24.49 of the Toronto and East York Community Council entitled "Construction Staging Area - TTC Easier Access Program - Donlands Station (Phase 2 and 3)", which approved the construction staging area on Strathmore Boulevard west of Donlands Avenue from May 6, 2021 to November 30, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE24.49>

City Council, at its meeting on September 30, October 1 and 2, 2020 adopted, Item TE18.51 of the Toronto and East York Community Council entitled "Construction Staging Area - TTC Easier Access Program - Donlands Station (Phase 1a and 1b)", which approved the construction staging area on Strathmore Boulevard west of Donlands Avenue from October 2, 2020 to December 31, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE18.51>

City Council on December 16, 17 and 18, 2020, reopened the item and amended the recommendations, to extending the duration of the construction staging area until April, 30, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM27.7>

## COMMENTS

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### TTC Donlands Station Improvements

Station improvements are being performed at Donlands Station, in the form of one at-grade and one below-grade elevator at the main station (30 Donlands Avenue) on the west side of Donlands Avenue at Strathmore Boulevard. In addition, a second entrance/exit is being constructed on the east side Dewhurst Boulevard, south of Strathmore Boulevard on the site municipally known as 17 Dewhurst Boulevard. The planned at-grade/below-grade elevators and second exit are part of the TTC's Easier Access Program. Due to tasks being completed on different schedules, separate reports were prepared for the Easier Access and Second Exit components associated with Donlands Station. This report deals with Phase 4 of the Easier Access project only, located at the main station.

The major construction activities and associated timeline for the Easier Access work are described below:

- Below grade formwork: Ongoing to March 2023;
- Above grade formwork: Ongoing to December 2023;
- Building envelope phase: Ongoing to December 2023; and
- Interior finishes stage: Ongoing to December 2023.

### Construction Staging Area

The following are currently closed, as part of Phases 2 and 3 of the Easier Access project, to allow construction staging operations:

- The north sidewalk and a 2.1 metre-wide portion of the westbound curb lane on Strathmore Boulevard, between Donlands Avenue and a point 26 metres west.
- The south sidewalk and a 3.3 metre-wide portion of the eastbound curb lane on Strathmore Boulevard, between Donlands Avenue and a point 22 metres west.
- The west sidewalk and a 4.1 metre-wide portion of the southbound curb lane and adjacent lane on Donlands Avenue, between Strathmore Boulevard and a point 20 metres north
- The west sidewalk and a 4.8 metre-wide portion of the southbound curb lane and adjacent lane on Donlands Avenue, between Strathmore Boulevard and a point 31 metres south

For Phase 4 of the Easier Access Project, TTC will require the following closures to accommodate construction staging operations, from May 1, 2023 to September 30, 2023:

- The north sidewalk and a 2.0 metre-wide portion of the westbound curb lane on Strathmore Boulevard, between Donlands Avenue and a point 25 metres west.
- The west sidewalk and a 5.8 metre-wide portion of the southbound curb lane and adjacent lane on Donlands Avenue, between Strathmore Boulevard and a point 24 metres north.

Pedestrians on the west side of Donlands Avenue north of Strathmore Boulevard will be accommodated in a 1.5 metre-wide protected walkway, located within the southbound

lanes of Donlands Avenue. The sidewalk on the north side of Strathmore Avenue will be closed and pedestrians will be advised of this temporary sidewalk closure, by appropriate advanced warning signage that will be installed at the intersection of Donlands Avenue and Strathmore Boulevard to clearly inform pedestrians to use the south sidewalk. A minimum sidewalk width of 1.8 metres will be maintained on the sidewalks abutting the staging area at the south-west corner of Donlands Avenue and Strathmore Boulevard.

Traffic lanes on Donlands Avenue will be realigned to provide one 3.5 metre-wide lane each for northbound and southbound traffic. Through traffic on Strathmore Boulevard will be closed, except for local traffic only. Strathmore Boulevard at its narrowest point will be reduced to a width of 7.9 metres, which will allow one lane for each direction for local traffic for the residential properties located on Strathmore Boulevard between Donlands Avenue and Dewhurst Boulevard. Strathmore Boulevard at Dewhurst Boulevard is currently fully closed to accommodate construction activities related to the Second Exit portion of this project.

A map 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 is watermain replacement work planned on Donlands Avenue between Somers Avenue and Danforth Avenue; however, through discussions with Engineering and Construction Services, it was confirmed that the south limit of the watermain project will be at Fielding Avenue and there will be no conflict with the TTC work. There are no further capital works projects planned in the vicinity of the site. Therefore, the construction staging areas on Donlands Avenue and Strathmore Boulevard are not expected to conflict with the City's capital works projects.

Through ongoing dialogue, Transportation Services is satisfied that the TTC 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 Donlands Avenue and Strathmore Boulevard for periods of less than 30 consecutive days over the five-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**

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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 - Donlands Station - TTC Easier Access Program

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