

Construction Staging Area – 3524 Dundas Street West

Date: October 30, 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 Dundas Street West City Council approval of this report is required.

Maple Reinders Constructors Ltd is constructing a 6-storey self storage building at 3524 Dundas Street West. The site is located on the north side of Dundas Street West between Priscilla Avenue and Willard Avenue.

Transportation Services is requesting approval to close the north sidewalk and the north side westbound curb lane on Dundas Street West for a period of 9 months, from December 31, 2023 to October 1, 2024 to facilitate construction staging operations. Pedestrian movements on the north side of Dundas Street West abutting the site will be maintained in a minimum 2.1 metre-wide covered and protected walkway.

The construction staging area will result in the loss of six on-street parking spaces on the north side of Dundas Street West.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk and the north side westbound curb lane on Dundas Street West, between a point 128 metres east of Jane Street and a point 45.75 metres further east, and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from December 31, 2023 to October 1, 2024.
2. City Council rescind the existing maximum two-hour parking regulation in effect 9:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m., Saturday on north side of

Dundas Street West, between a point 103 metres east of Jane Street and a point 69 metres further east.

3. City Council rescind the existing parking prohibition in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays on the north side of Dundas Street West, between a point 103 metres east of Jane Street and a point 69 metres further east.

4. City Council rescind the existing stopping prohibition in effect 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays on the north side of Dundas Street West, between a point 103 metres east of Jane Street and a point 69 metres further east.

5. City Council prohibit stopping at all times on the north side of Dundas Street West, between a point 103 metres east of Jane Street and a point 69 metres further east.

6. 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.

7. 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).

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

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

14. 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.

15. 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.

16. 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.

17. City Council direct that Dundas Street West 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. The Maple Reinders Constructors Ltd 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 these fees will be approximately \$41,600.00.

DECISION HISTORY

Committee of Adjustments, at its meeting held on August 10, 2022 issued a Notice of Decision regarding File Number A0441/22TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 3524 Dundas Street West finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

The Development and Timeline

Maple Reinders Constructors Ltd is constructing a 6-storey self storage building at 3524 Dundas Street West. Future access to the development will be from Dundas Street West. The site is bounded by a railway corridor to the north, LCBO (3520 Dundas Street West) to the east, Dundas Street West to the south, and automobile wrecking facility (3528 Dundas Street west) 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. 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: from August 2023 to November 2023;
- Below grade formwork: from November 2023 to December 2023.;
- Above grade formwork: from December 2023 to June 2024.;
- Building envelope phase: from January 2024 to October 2024; and
- Interior finishes stage: from June 2024 to January 2025.

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 14 metres
- The daily two-way traffic volume is approximately 26,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 40, 40A, 40B, and 312
- There are sidewalks located on both side of the street

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

North side

- Maximum two-hour parking in effect 9:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m., Saturday
- No parking anytime in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays.
- No stopping in effect 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays

South side

- Maximum two-hour parking in effect 9:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m., Saturday
- No parking anytime in effect 4:00 p.m. to 6:00 p.m. Monday to Friday., except public holidays
- No stopping in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays

Proposed Construction Staging Area

Subject to approval, the north sidewalk and the north side westbound curb lane on Dundas Street West, between a point 128 metres east of Jane Street and a point 45.7 metres further east will be closed to accommodate construction staging operations for the development. Pedestrian movements will be accommodated in a 2.1 metre covered walkway within the existing north side westbound curb lane of Dundas Street West. TTC service will not be affected. Two-way traffic will be maintained. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north

side of Dundas Street West, between a point 103 metres east of Jane Street and a point 69 metres further east.

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

Finally, a review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Dundas Street West 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 Maple Reinders Constructors Ltd 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 for periods of less than 30 consecutive days over the 9-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

Stuart McGhie, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 395-7468, Stuart.McGhie@toronto.ca.

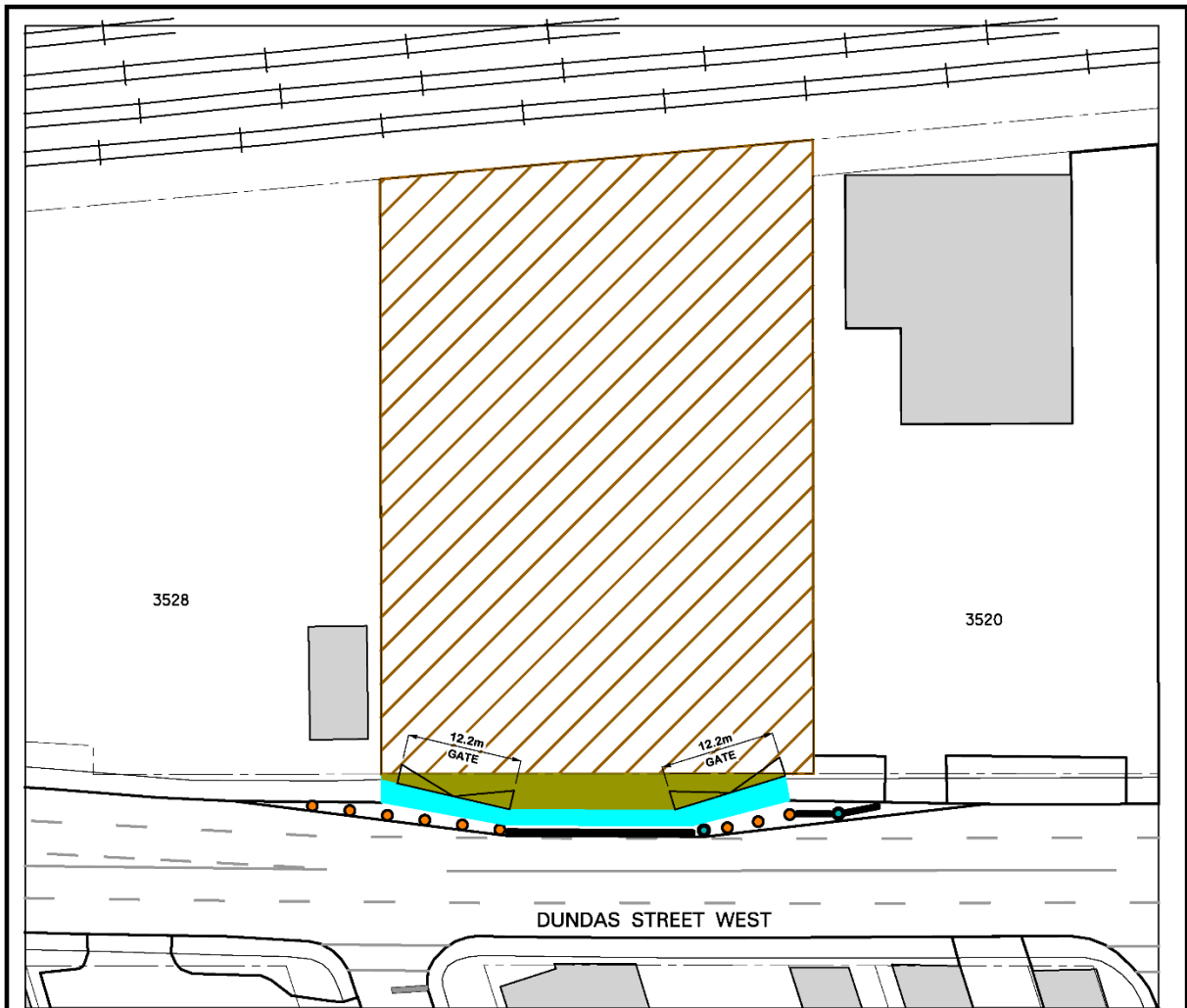
SIGNATURE

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







ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 3524 Dundas Street West

Attachment 1: Proposed Construction Staging Area - 3524 Dundas Street West



LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED CONSTRUCTION SITE
-  PROPOSED PEDESTRIAN WALKWAY
-  PROPOSED ENERGY ATTENUATOR
-  PROPOSED TC-54 FLEXIBLE DRUM



**PROPOSED CONSTRUCTION STAGING AREA
3524 DUNDAS STREET WEST**



FILE NO. 421T - 0644

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : OCT. 2023