

## **Construction Staging Area – 16-26 Earlington Avenue and 4161- 4169 Dundas Street West**

**Date:** May 23, 2024  
**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, City Council approval of this report is required.

Dunpar Developments Inc. has undertaken the construction of a 10-storey residential building and 10 townhouse units at 16-26 Earlington Avenue and 4161-4169 Dundas Street West. The site is located on the southwest corner of Dundas Street West and Earlington Avenue.

Transportation Services is requesting authorization to close the south sidewalk and a 2.5 metre wide portion of the south side eastbound curb lane on Dundas Street West for a period of 13 months, from July 1, 2024 to July 31, 2025, to facilitate construction staging operations. Pedestrian movements on the south side of Dundas Street West, abutting the site, will be maintained in 1.9 metre wide covered and protected walkway.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the south sidewalk and a 2.5 metre wide portion of the eastbound curb lane on Dundas Street West, between Earlington Avenue and a point 51 metres west and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from July 1, 2024 to July 31, 2025, inclusive.
2. City Council prohibit stopping at all times on the west side of Earlington Avenue, between Dundas Street West and a point 101 metres south.

3. 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.
4. 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).
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 maintain all sightlines 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 to 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, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

14. City Council direct that Dundas Street West and Earlington Avenue 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. Dunpar Developments Inc 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 \$42,000.00.

## **DECISION HISTORY**

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Ontario Land Tribunal, pursuant to its order issued September 1, 2023 in relation to Tribunal File OLT-22-002386 (Formally PL200541), authorized an amendment to Zoning By-law 569-2013, for the lands municipally known in the year 2022 as 16, 18, 20, 24 and 26 Earlington Avenue and 4161, 4165 and 4169 Dundas Street West.

City Council, at its meeting on July 14, 15 and 16, 2021, adopted Item - 2021.EY25.6 entitled "Earlington Avenue and 4161 - 4169 Dundas Street West - Official Plan Amendment and Zoning Amendment Applications - Request for Direction Report" <https://secure.toronto.ca/council/agenda-item.do?item=2021.EY25.6>

City Council, at its meeting on September 9, 2020, adopted Item - EY17.6 entitled "Preliminary Report - 4161-4169 Dundas Street West and 18-26 Earlington Avenue - Official Plan Amendment, Zoning By-law Amendment and Removal of an "H" (Holding Symbol) Application" <https://secure.toronto.ca/council/agenda-item.do?item=2020.EY17.6>

## **COMMENTS**

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### **The Development and Timeline**

Dunpar Developments Inc is constructing a 10-storey residential building and 10 townhome units at 16-26 Earlington Avenue and 4161- 4169 Dundas Street West. The site is bounded by Dundas Street West to the north, Earlington Avenue to the east, a single-detached home (14 Earlington Avenue) to the south, and residential properties (1-27 Brownstone Lane) to the west. The development in its completed form, will consist of 151 dwelling units. A two level underground parking garage will be constructed with permanent access from Earlington Avenue.

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 8 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:

- Demolition: from April 2024 to May 2024
- Excavation and shoring: from June 2024 to August 2024;
- Below grade formwork: from August 2024 to December 2024;
- Above grade formwork: from December 2024 to June 2025;
- Building envelope phase: from February 2025 to January 2026; and
- Interior finishes stage: from February 2025 to December 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 pavement width of approximately 16 metres
- The daily two-way traffic volume is approximately 31,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 40A and 40
- 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 Parking, 7:00 a.m. to 9:00 a.m., Monday to Friday
- No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday

### **South side**

- No Parking, Anytime
- Posted No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday

Earlington 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 9 metres
- The daily two-way traffic volume is approximately 1,100 vehicles
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

### **East side**

- No Parking, anytime

### **West side**

- Statutory three hours parking permitted

## **Proposed Construction Staging Area**

Subject to approval, the south sidewalk and a 2.5 metre wide portion of the curb side eastbound lane on Dundas Street West, between Earlington Avenue and a point 51 metres west will be closed to accommodate construction staging operations.

Pedestrians will be directed to a protected 1.9 metre wide covered walkway within the closed portion of the eastbound curb lane. Pedestrian operations on the north sidewalk will remain unchanged. With the proposed closure in place, Dundas Street West, in the immediate vicinity of the site, will operate as two eastbound and two westbound traffic lanes. The existing stopping and parking prohibitions will be maintained on both sides of the street. TTC service will not be affected.

A 1.8 metre covered walkway will be installed on the west sidewalk on Earlington Avenue, between a point 14 metres south from Dundas Street West and a point 8.1 metres further south. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Earlington Avenue between, Dundas Street West and a point 101 metres south.

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 on Dundas Street West indicates that Transportation Services has major road rehabilitation and local geometric safety improvements work planned in 2028, and sidewalk construction in 2027. Rogers Communication inc. has cable direct buried work planned in 2024.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned 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.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Dunpar Developments Inc., 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 Earlington Avenue and Dundas Street West for periods of less than 30 consecutive days over the 13-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**

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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 - 16-26 Earlington Avenue and  
4161- 4169 Dundas Street West

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