

Construction Staging Area – 5207 Dundas Street West

Date: September 5, 2024
To: Etobicoke York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

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

EllisDon Residential Inc. is constructing a 25 and 29-storey condominium buildings at 5207 Dundas Street West. The site is located on the southeast corner of Dundas Street West and Kipling Avenue.

Transportation Services is requesting authorization to close the east sidewalk on St. Albans Road, between Kipling Avenue and Adobigok Pathway, for a period of 38 months from November 1, 2024 to December 31, 2027 to facilitate construction staging operations.

Pedestrian movements will be redirected to the west sidewalk at the intersections of St. Albans Road at Adobigok Pathway and on Kipling Avenue at St. Albans Road. To provide a safe crossing for pedestrians, authorization is being requested to install a temporary compulsory stop control for eastbound traffic at the intersection of St. Albans Road and Adobigok Pathway.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk on St. Albans Road, between Kipling Avenue and Adobigok Pathway, from November 1, 2024 to December 31, 2027 inclusive.
2. City Council authorize a compulsory stop control for eastbound traffic at the intersection of St. Albans Road and Adobigok Pathway, from November 1, 2024 to December 31, 2027 inclusive.

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 St. Albans Road be returned to its pre-construction traffic and parking regulations when the project is complete.

15. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. EllisDon Residential 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 St. Albans Road these fees will be approximately \$ 210,000.00.

DECISION HISTORY

City Council, at its meeting on May 10, 2023, adopted Item - 2023.PH3.3 and in so doing, amended Zoning By-law 569-2013 for the lands municipally known as 5207 Dundas Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.3>

COMMENTS

The Development and Timeline

EllisDon Residential Inc. is constructing a 25 and 29-storey residential condominium building with 725 units and one-level of underground parking at 5207 Dundas Street West. All permanent access to the new development will be from Adobigok Pathway. The site is bounded by Dundas Street West to the north, Biindagen Trail to the east, St. Albans Road / Kipling Avenue to the west, and Adobigok Pathway to the south.

The major construction activities and associated timeline for the development are described below:

- Demolition: Completed;
- Excavation and shoring: Completed;
- Below grade formwork: from May 2024 to February 2025;
- Above grade formwork: from March 2025 to June 2026;
- Building envelope phase: from August 2025 to July 2027; and
- Interior finishes stage: from January 2026 to December 2027.

Existing Conditions

St. Albans Road is characterized by the following conditions:

- It is a two-lane, east-west and north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 9.9 metres
- The speed limit is 40 km/h
- TTC service is provided by bus number 44, 45A, and 45B
- There are sidewalks located on both sides of the roadway
- Parking is prohibited on both sides of St. Albans Road

Proposed Construction Staging Areas

Currently, construction staging operations are taking place within the property lines of the development. In addition, Adobigok Pathway and Biindagen Trail are currently closed to facilitate construction activities. It should be noted that Adobigok Pathway and Biindagen Trail are City lands. However, these lands have not been dedicated as public highway and therefore are not yet assumed roads. EllisDon Residential Inc. is in the process of obtaining a licence through The Corporate Real Estate Management (CREM) division to formalize the closure and road occupation. Vehicular access to the aforementioned roadways is prohibited. The sidewalk is maintained on the east side of Biindagen Trail, and the south side of Adobigok Pathway.

Subject to approval, the east sidewalk on St. Albans Road, between Kipling Avenue and Adobigok Pathway will be closed. As a result, pedestrians will be redirected to the west sidewalk on St. Albans Road at the intersections with Kipling Avenue and Adobigok Pathway. To provide a safe crossing for pedestrians a temporary stop sign will be installed for eastbound traffic on Adobigok Pathway at the intersection with St. Albans Road.

The proposed closure on the east sidewalk of St. Albans Road is required to provide the additional space needed for loading and unloading area for the tower crane, concrete pumping area and temporary storage of materials and equipment. The developer explored the options of staging within the property lines of the development site, however, it was not feasible, as it would inhibit the tower crane to be within the reach radius of the required pick-up/drop-off points.

A 2.1 metre wide covered and protected walkway has been established on the south side of Dundas Street West and the east side of Kipling Avenue.

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

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within

the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program for years 2024-2028 at the time of this report indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on St. Albans Road is not expected to conflict with the City's capital works projects.

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 EllisDon Residential 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 St. Albans Road for periods of less than 30 consecutive days over the 38-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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 5207 Dundas Street West

Proposed Construction Staging Area - 5207 Dundas Street West



