

## **Construction Staging Areas – 15 Devonshire Place (Time Extension and Revision) and 100 Devonshire Place**

**Date:** March 26, 2024  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

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This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

RDH Architects Inc has undertaken the construction of a 4-storey University of Toronto student residence at 15 Devonshire Place. In addition, Pomerleau has been retained as the construction manager to construct a new University of Toronto building at 100 Devonshire Place. Both sites are located on Devonshire Place, between Bloor Street West and Hosking Avenue.

#### **15 Devonshire Place (Time Extension and Revisions)**

At its meeting on January 6, 2022, Toronto and East York Community Council approved the closure of the east sidewalk and a portion of the northbound curb lane from March 31, 2022 to March 31, 2024.

As such, Transportation Services is requesting authorization to close the northbound curb traffic lane on Devonshire Place for a period of 14 months from April 30, 2024 to June 30, 2025 to accommodate construction staging operations. Pedestrian operations on the east side of Devonshire Place will be maintained in a 2.1 metre-wide covered and protected walkway within the closed northbound lane. It should be noted that at the time of the original approval, the developer indicated they would be able to maintain two-way, north-south traffic operation on Devonshire Place. Since then, the developer determined that a larger space would be required in order to proceed with the construction. In addition, the increased footprint of the construction staging area will result in the closure of the northbound traffic lane. Consequently, Devonshire Place, between Bloor Street West and Hoskins Avenue will be temporarily converted to a southbound one-way traffic operation.

## **100 Devonshire Place**

Transportation Services is requesting authorization to close the west sidewalk, and the southbound traffic lane on Devonshire Place for a period of 32 months, from April 30, 2024 to December 31, 2026 to facilitate construction staging operations. Pedestrian movements on the west side of Devonshire Place abutting the site will be restricted and pedestrians will be directed to the east sidewalk on Devonshire Place.

To provide the extra space needed to facilitate construction staging operations and maintain safe and efficient movement of traffic in the vicinity of the work areas at 15 and 100 Devonshire Place, Devonshire Place will be converted to one-way southbound traffic operations between Bloor Street West and Hoskin Avenue.

## **RECOMMENDATIONS**

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

1. Toronto and East York Community Council authorize to the closure of the east sidewalk and the northbound curb lane on Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from April 30, 2024 to June 30, 2025 inclusive.
2. Toronto and East York Community Council authorize the closure of the west sidewalk and the west side southbound traffic lane on Devonshire Place, between a point 35 metres south of Bloor Street West and a point 103 metres further south, from April 30, 2024 to December 31, 2026 inclusive.
3. Toronto and East York Community Council designate Devonshire Place, between Bloor Street West and Hoskin Avenue, as one-way for southbound traffic only, from April 30, 2024 to December 31, 2026 inclusive.
4. Toronto and East York Community Council prohibit westbound right turns at all times at the intersection of Hoskin Avenue at Devonshire Place, from April 30, 2024 to December 31, 2026 inclusive.
5. Toronto and East York Community Council prohibit eastbound left turns at all times at the intersection of Hoskin Avenue at Devonshire Place, from April 30, 2024 to December 31, 2026 inclusive.
6. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$5.25 per hour and maximum period of 3 hours on, the east side of Devonshire Place, between Bloor Street West and a point 117 metres south.
7. Toronto and East York Community Council rescind the existing passenger loading zone regulation in effect anytime from July 9, 2015 to August 16, 2015, inclusive

(Games Client Vehicles only) on both sides of Devonshire Place, between Bloor Street West and a point 117 metres south.

8. Toronto and East York Community Council prohibit stopping at all times on the east side of Devonshire Place, between Bloor Street West and a point 117 metres south.

9. Toronto and East York Community Council continue to amend the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$5.25 per hour and for a maximum period of 3 hours, on the east side of Devonshire Place, between Hoskin Avenue and Bloor Street West, to be in effect between Hoskin Avenue and a point 120 metres north.

10. Toronto and East York Community Council continue to authorize parking machines in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$5.25 per hour and for a maximum period of 3 hours, on the east side of Devonshire Place, between a point 180 metres north of Hoskin Avenue and Bloor Street West.

11. Toronto and East York Community Council continue to prohibit stopping at all times on the east side of Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north.

12. Toronto and East York Community Council to continue directing the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.

13. Toronto and East York Community Council direct the applicant to 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).

14. Toronto and East York Community 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.

15. Toronto and East York Community 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.

16. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sight lines to ensure that pedestrians, cyclists and motorists safety is considered at all times.

17. Toronto and East York Community 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.

18. Toronto and East York Community 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.

19. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

20. Toronto and East York Community Council direct the applicant 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.

21. Toronto and East York Community 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.

22. Toronto and East York Community 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.

23. Toronto and East York Community Council continue to direct that Devonshire Place be returned to its pre-construction traffic and parking regulations when the project is complete.

24. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. RDH Architects Inc and Pomerleau are 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 15 Devonshire Place and 100 Devonshire Place, these fees will be approximately \$361,000.00 and \$2,550,000.00, respectively, including lost revenue from the parking machine spaces.

## DECISION HISTORY

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At its meeting of January 6, 2022, Toronto and East York Community Council adopted item TE30.21, entitled "Construction Staging Area - 15 Devonshire Place" without amendments, and in so doing, authorized a construction staging area on Forest Hill Road from March 31, 2022 to March 31, 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE30.21>

City Council, at its meeting on December 16, 17 and 18, 2020, adopted Item TE21.4 and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 15 Devonshire Place and 6 Hoskin Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.4>

City Council, at its meeting on February July 16, 17 and 18, 2019, adopted Item 2019.TE7.11 and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 100 Devonshire Place.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE7.11>

## COMMENTS

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### The Development and Timeline

#### 15 Devonshire Place (Time Extension and Revisions)

RDH Architects Inc is constructing a four-storey University of Toronto student residence, at 15 Devonshire Place. The site is located on the east side of Devonshire Place, mid-block between Hoskin Avenue and Bloor Street West. There will be no underground vehicle parking in the completed building.

Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a maximum depth of 6 metres. 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. 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 developer has requested to extend the footprint of the construction staging area and closure of the northbound through lane on Devonshire Place in order to proceed with the construction. As a result, Devonshire Place will be converted to one-way southbound traffic operations for the duration of the construction.

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

- Excavation and shoring: January 2023 to December 2023;
- Below grade formwork: from August 2023 to April 2024;
- Above grade formwork: from August 2023 to April 2024;
- Building envelope phase: from June 2024 to June 2025, and;

- Interior finishes stage: from March 2024 to June 2025.

### **100 Devonshire Place**

Pomerleau is constructing a 14-storey academic building above the existing Goldring Centre for High Performance Sport at 100 Devonshire Place. The site is bounded by an institution building to the north, Devonshire Place to the east, a parking lot to the south, and various academic buildings 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:

- Demolition: from May 2023 to March 2024
- Excavation and shoring: from October 2023 to April 2024;
- Below grade formwork: Not Applicable;
- Above grade formwork: from November 2023 to May 2025;
- Building envelope phase: from August 2024 to December 2025; and
- Interior finishes stage: from September 2024 to July 2026.

### **Existing Conditions**

Devonshire Place is characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates two-way on a pavement width of approximately 9.3 metres
- It has a posted regulatory speed limit of 30 km/h
- There is no TTC service provided
- There are sidewalks located on both sides of the roadway
- The surrounding land use on Devonshire Place consists of academic buildings belonging to University of Toronto as well as other learning institutions

The parking regulations on Devonshire Place, within the subject section are as follows:

#### **East side**

- Parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday,
- Passenger Loading Zones regulation in effect anytime from July 9, 2015 to August 16, 2015, inclusive (Games Client Vehicles only) between Hoskin Avenue and Bloor Street West
- Maximum one-hour parking from 9:00 a.m. to 4:00 p.m., daily
- Permit parking from 12:01 a.m. to 7:00 a.m., daily

#### **West side**

- No stopping anytime between Bloor Street West and a point 45 metres further south
- No parking anytime further south

- Passenger Loading Zones regulation in effect anytime from July 9, 2015 to August 16, 2015, inclusive (Games Client Vehicles only) between Hoskin Avenue and Bloor Street West

## **Construction Staging Areas**

### **15 Devonshire Place (Time Extension and Revisions)**

Construction staging operations on Devonshire Place will take place within the existing boulevard allowance, and within the east sidewalk, and the northbound curb lane on the east side of Devonshire Place, abutting the site. The east sidewalk and the northbound curb lane on Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north, will be closed to accommodate construction staging operations for the development. Pedestrian operations on the east side of Devonshire Place will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the east side of Devonshire Place.

To maintain safe and efficient traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Devonshire Place, between a point 120 metres north of Hoskin Avenue and a point 60 metres further north. In order to ensure parked vehicles do not impede vehicular traffic, or access for deliveries and equipment to the site, eight existing parking machine spaces on the subject section of Devonshire Place will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these six parking spaces.

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

### **100 Devonshire Place**

Subject to approval, the west sidewalk and the southbound traffic lane on Devonshire Place, between a point 35 metres south of Bloor Street West and a point 103 metres further south will be closed to accommodate construction staging operations for the development. Pedestrian movements on the west side of Devonshire Place will be restricted and pedestrians will be directed to the east sidewalk on Devonshire Place. To inform pedestrians of the sidewalk closure, warning signs will be posted at key locations advising pedestrians that the west sidewalk is closed ahead and directing pedestrians to use the east sidewalk.

In order to maintain safe and efficient traffic flow in the vicinity of the construction staging area, it is recommended that 15 of the existing parking machine spaces be temporarily rescinded and replaced with no parking anytime on the east side of Devonshire Place, between Bloor Street West and a point 117 metres south. The applicant will be responsible for paying the lost revenue for these 15 parking spaces. The existing no parking, and no stopping anytime regulations on the east side will remain in effect.

Due to limited road width around the construction staging areas, Devonshire Place, between Bloor Street West and Hoskin Avenue will be converted to a one-way southbound traffic operations. To prevent vehicles from accessing Devonshire Place from Hoskins Avenue eastbound left-turns, and westbound right-turns will be temporarily prohibited at the intersection of Devonshire Place and Hoskins Avenue.

A drawing of the proposed construction staging area is shown in Attachment 2.

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the pilot 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.

This development site being reported upon, has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to.

Engineering and Construction Services is planning major road resurfacing and on-street bikeway construction projects on Hopkins Avenue in 2024. Truck movements from the subject sites have been coordinated with the major road resurfacing and on-street bikeway construction project, to ensure egress from Devonshire Avenue to Hopkins Avenue will be maintained at all times.

Through ongoing dialogue with the developer, Transportation Services is satisfied that RDH Architects 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.

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



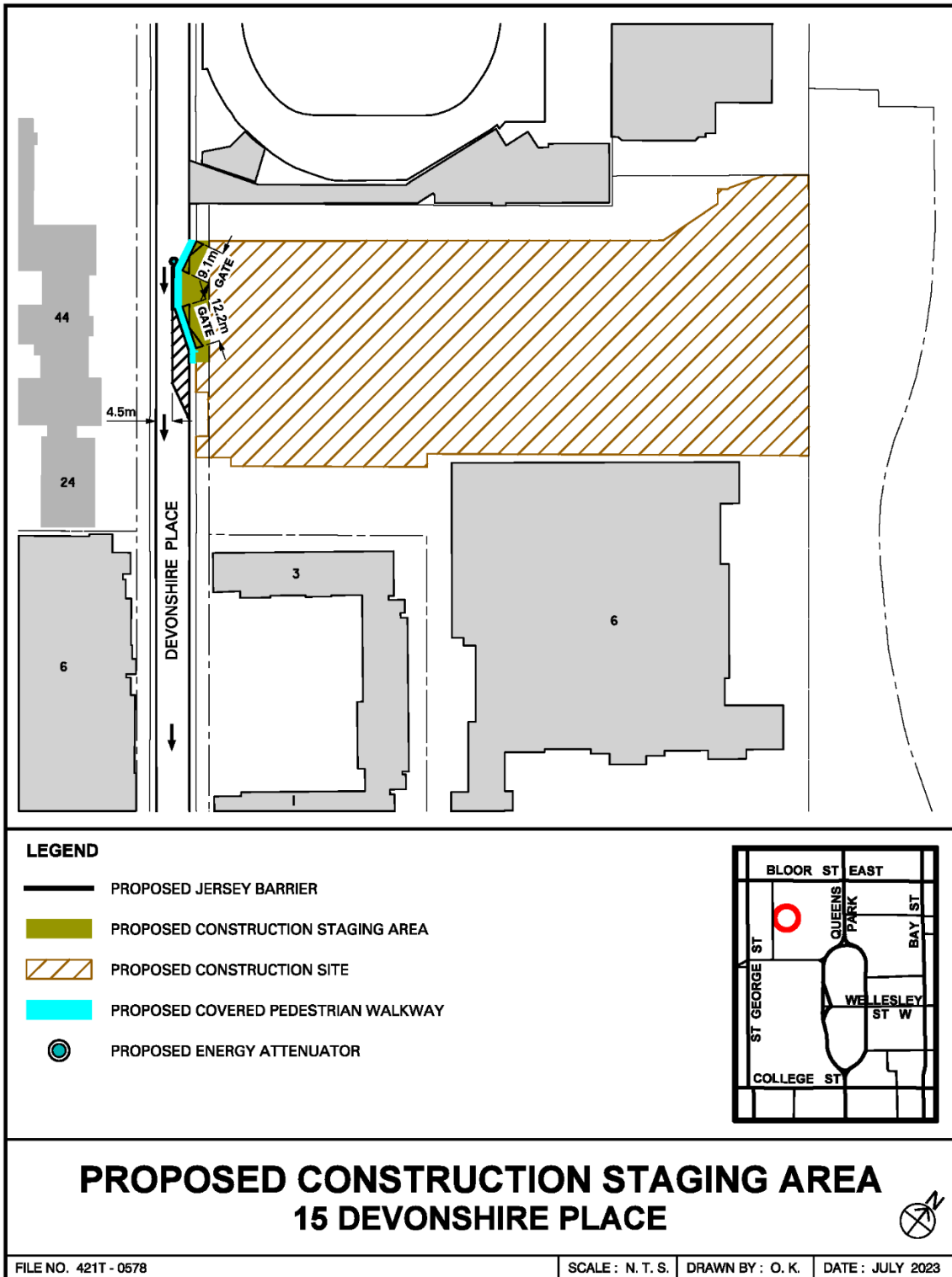
## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 15 Devonshire Place

Attachment 2: Proposed Construction Staging Area - 100 Devonshire Place

# Attachment 1: Proposed Construction Staging Area - 15 Devonshire Place



# Attachment 2: Proposed Construction Staging Area - 100 Devonshire Place

