

## **Construction Staging Area – 50 Davisville Avenue**

**Date:** June 21, 2024  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 12, Toronto-St. Paul's

### **SUMMARY**

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As Davisville Avenue is classified as a minor arterial street, City Council approval of this report is required.

Parks, Forestry and Recreation Division is constructing the new City of Toronto Davisville Community and Aquatic Centre located within the Toronto District School Board property and is adjacent to the existing Davisville Junior Public School. The site is located on the north side of Davisville Avenue between Yonge Street and Mount Pleasant Road.

Transportation Services is requesting authorization to temporarily close a portion of the westbound curb lane on Davisville Avenue for a period of 25 months, from July 25, 2024 to July 31, 2026 to accommodate a construction staging area. Pedestrian operations on the north side of Davisville Avenue will be maintained in a covered and protected walkway within the closed portion of the existing westbound lane.

### **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 2.7 metre wide portion of the westbound lane on Davisville Avenue, between a point 43 metres east of Yonge Street and a point 127 metres further east, from July 25, 2024 to July 31, 2026, inclusive.
2. 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.

3. 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).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. 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.
11. 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.
12. City Council direct that Davisville Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.
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 with 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 the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

## **FINANCIAL IMPACT**

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Parks, Forestry and Recreation 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 closure on Davisville Avenue, these fees will be approximately \$750,000.00.

## **DECISION HISTORY**

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General Government Committee, at its meeting on May 1, 2024, authorized the Award of Doc4254143011 to Aquicon Construction Co. Ltd., for the Construction of the Davisville Aquatic Community Centre Net Zero Building for the Parks, Forestry and Recreation Division.

[Agenda Item History - 2024.GG12.11 \(toronto.ca\)](#)

City Council, at its meeting on March 20, 2024, authorized to Release Section 37 Funds to Amend the 2024-2033 Capital Budget and Plan for Parks, Forestry and Recreation to Advance the Davisville Community Aquatic Centre Project in Ward 12.

[Agenda Item History - 2024.MM16.39 \(toronto.ca\)](#)

## **COMMENTS**

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### **The Development and Timeline**

Parks, Forestry and Recreation Division is constructing the new City of Toronto Davisville Community and Aquatic Centre adjacent to the existing Davisville Junior Public School. It will be a three-storey building connected through an underground parking lot of the adjacent public school. The site is located on the north side of Davisville Avenue between Yonge Street and Mount Pleasant Road.

The site is bounded by commercial properties to the west, Millwood Road to the north, Davisville Junior Public School to the east, and Davisville Avenue to the south.

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

- Demolition: from June 2024 to July 2024;
- Excavation and shoring: from August 2024 to December 2024;
- Below grade formwork: from October 2024 to December 2024;
- Above grade formwork: from January 2025 to August 2025;
- Building envelope phase: from August 2025 to February 2026 and

- Interior finishes stage: from February 2026 to July 2026.

## **Existing Conditions**

Davisville Avenue is characterized by the following conditions:

- It is a four-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 12 metres
- The speed limit is 40 km/h
- TTC service is provided by the 11 Bayview and 28 Bayview South bus routes
- There are sidewalks located on both sides of the street
- Stopping is prohibited at all times on the north side of the street
- Stopping is prohibited from 7:00 a.m. to 6:00 p.m. on the south side of the street

## **Proposed Construction Staging Area**

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 entire site will be excavated lot line to lot line on all four sides to a depth of 151 metres. Various options were explored by the developer to set up construction staging operations for the development within the development site.

Construction staging operations on Davisville Avenue will take place within the north boulevard allowance and the westbound lane, fronting the site. Pedestrian operations on the north side of Davisville Avenue will be maintained in a 1.8 metre wide covered and protected walkway within the closed portion of the westbound lane. The lane pavement markings on Davisville Avenue will be realigned to maintain one westbound traffic lane and two eastbound traffic lanes around the construction staging area.

The applicant has agreed to suspend truck movements including deliveries to the site during arrival and dismissal times at Davisville Junior/Spectrum Public School, in order to ensure safety around a school zone.

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

As part of the City's Major Capital Works Program, uni-directional cycle tracks are planned in the vicinity of the staging area in 2025. In coordination with the developer, the planned cycle track installation and additional pavement marking modifications will not impact the construction staging area.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Davisville Avenue for periods of less than 30 consecutive days over the 25-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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Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation, Transportation Services, (416) 338-5397, [Nathan.Sham@toronto.ca](mailto:Nathan.Sham@toronto.ca).

## **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 - 50 Davisville Avenue

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