

Construction Staging Area Time Extension - 3524 Dundas Street West

Date: October 07, 2024

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 six-storey self storage building at 3524 Dundas Street West. The north sidewalk and the westbound curb lane on Dundas Street West, abutting the site, are currently closed for construction staging operations. City Council, at its meeting on December 13, 2023, approved the subject construction staging area on Dundas Street West from December 31, 2023 to October 1, 2024.

Transportation Services is requesting authorization to extend the duration of the subject construction area for a period of seven months, from November 30, 2024 to June 30, 2025, in order to complete the construction of the development. It should be noted that during the lapse in approval period, the site has been operating under a monthly Street Occupation Permit.

The developer has requested an extension of the duration of the construction staging area on Dundas Street West, as the site has experienced a number of construction delays due to unforeseen construction logistics and inclement weather.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. City Council authorize the continuation of the closure of the north sidewalk and the westbound curb lane on Dundas Street West, between a point 128 metres east of Jane Street and a point 45.8 metres further east, and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from November 30, 2024 to June 30, 2025, inclusive.

2. City Council direct the applicant to continue posting 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.
3. City Council direct the applicant to continue providing and installing 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
4. City Council direct that Dundas Street West be returned to its pre-construction traffic regulations when the project is completed.

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 3524 Dundas Street West these fees will be approximately \$37,000.00, including lost revenue from the parking machines (if applicable).

DECISION HISTORY

At its meeting on December 13, 2023, City Council adopted item 2023.TE9.40, entitled "3524 Dundas Street West - Construction Staging Area " and in so doing, authorized a closure of the north sidewalk and westbound curb lane on Dundas Street West, between a point 128 metres east of Jane Street and a point 45.75 metres further east, from December 31, 2023 to October 1, 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE9.40>

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

Development Proposal

A six-storey, self storage building is being constructed by Maple Reinders Constructors Ltd at 3524 Dundas Street West. Future access to the storage building will be from Dundas Street West. The site is bounded by a railway corridor to the north, a commercial building to the east, Dundas Street West to the south, and a commercial uses to the west.

Construction Staging Area

Construction staging operations on Dundas Street West, continue to take place within the boulevard allowance, and the westbound curb lane abutting the site. The enclosure is utilized to accommodate construction material storage, a man and material hoist and worker facilities. The pedestrian walkway continues to be maintained in a 2.1 metre wide protected and covered walkway within the closed portion of the westbound curb lane. One westbound lane and two eastbound lanes are maintained on Dundas Street East.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

Time Extension

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- For a six-month period, flagging protection was required on the active railway while the development at 3524 Dundas Street West conducted work on the north side of the building closest to the rail corridor.
- Delays due to delivery coordination, subcontractor delays such as labour shortages and material shortages.
- Inclement weather resulting in several weeks of inactivity

Consequently, the delays have impacted the original construction schedule. At the time of this report, the developer is currently working on the above grade framework and building envelope phase. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: from January 2024 to November 2024;
- Building envelope phase: from February 2024 to December 2024;
- Interior finishes stage: from December 2024 to June 2025, and;
- Exterior works phase: from February 2025 to June 2025.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until June 2025 is essential to complete the development.

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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Dundas Street East for periods of less than 30 consecutive days over the seven-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 of this staff report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

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

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