

Construction Staging Area Time Extension - 16-26 Earlington Avenue and 4161- 4169 Dundas Street West

Date: May 16, 2025

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 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.

City Council, at its meeting on June 26 and 27, 2024, approved the subject construction staging area at 16-26 Earlington Avenue and 4161-4169 Dundas Street West, from July 1, 2024 to July 31, 2025. The developer is requesting an extension for the duration of the construction staging area on Dundas Street West, due to unforeseen delays.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Dundas Street West for additional two months, from August 1, 2025 to September 30, 2025 to allow for the construction of the development to be completed.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. City Council authorize the continuation of 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 August 1, 2025 to September 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 and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) when the project is complete.

FINANCIAL IMPACT

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 \$14,000.00.

As of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of a traffic lane. Based on the proposed duration, length, and extent of the proposed lane closures on Dundas Street West, these fees will be approximately \$2,500.00.

DECISION HISTORY

At its meeting of June 26 and 27, 2024, the City Council adopted Item - 2024.EY14.12, entitled "16-26 Earlington Avenue and 4161- 4169 Dundas Street West - Construction Staging Area " and in so doing, authorized a construction staging area on 16-26 Earlington Avenue and 4161- 4169 Dundas Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EY14.12>

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

Status of the Development

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 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. The site is bounded by Dundas Street West to the north, Earlington Avenue to the east, a single-detached home to the south, and residential properties to the west.

Based on the information provided by the developer, the project has experienced construction delays due to space constraints within the site, resulting in delays with construction activities. Consequently, the delays have impacted the original construction schedule.

Major construction activities and associated timelines for the development are as follows:

- Above Grade Formwork: Ongoing to August 2025.
- Building Envelope Phase: Ongoing to January 2026.
- Interior Finishes Stage: Ongoing to April 2026.

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 September 30, 2025 is essential to complete the development.

Construction Staging Area

Construction staging operations on Dundas Street West will continue to take place within the existing sidewalk and the 2.5 metre wide portion of the eastbound curb lane on Dundas Street West abutting the site. The enclosure is utilized to accommodate mason climbing scaffold system, man, and construction material storage. Pedestrians will continue to be directed to a protected 1.9 metre wide covered walkway within the closed portion of the eastbound curb lane. Dundas Street West, in the immediate vicinity of the site, will continue to operate with two eastbound and two westbound traffic lanes.

A drawing of the existing construction staging area is included in Attachment 1.

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.

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.

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

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