

Construction Staging Area – 3194-3206 Dundas Street West

Date: April 10, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

As Dundas Street West is classified as a major arterial street, City Council approval of this report is required.

Bluescape Construction Management is constructing a 9-storey residential building at 3194-3206 Dundas Street West. The site is located on the north side of Dundas Street West, west from St. Johns Place.

Transportation Services is requesting authorization to close the north sidewalk and the westbound curb lane on Dundas Street West for a period of 24 months, from April 30, 2025 to April 30, 2027, in order to facilitate construction staging operations. Pedestrian movements on the north side of Dundas Street West, abutting the site, will be redirected into a 2.1 metre-wide covered and protected walkway located within the closed portion of the westbound curb lane on Dundas Street West.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk and the westbound curb lane on the north side of Dundas Street West, between a point 38 metres west of St Johns Place and a point 38 metres further west and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from April 30, 2025 to April 30, 2027, inclusive.
2. City Council rescind the existing maximum 1-hour parking regulation in effect 8:00 a.m. to 4:00 p.m., daily, on the north side of Dundas Street West, between a point 38 metres west of St Johns Place and a point 38 metres further west.

3. City Council rescind the existing no stopping anytime regulation in effect 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the north side of Dundas Street West, between a point 38 metres west of St Johns Place and a point 38 metres further west.
4. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours, on the north side of Dundas Street West, between a point 38 metres west of St Johns Place and a point 38 metres further west.
5. City Council prohibit stopping at all times on the north side of Dundas Street West, between a point 38 metres west of St Johns Place and a point 38 metres further west.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

14. 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.
15. 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.
16. City Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
17. 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.
18. 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. Bluescape Construction Management 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 \$200,000.00.

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 \$34,000.00.

DECISION HISTORY

The Ontario Land Tribunal, issued an Order on April 14, 2023 in relation to Case number: OLT-21-001800 (Formerly PL210291) and authorized an amendment to Zoning By-law No. 438-86 to permit a mixed-use building consisting of residential units and ground floor retail space for the lands municipally know as 3194-3206 Dundas Street West.

<https://www.toronto.ca/legdocs/bylaws/2024/law0191.pdf>

City Council, at its meeting on February 2 and 3, 2022, adopted Item - 2022.CC39.10 entitled " 3194-3206 Dundas Street West - Zoning By-law Amendment Application - Request for Direction Regarding Ontario Land Tribunal Hearing"
<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC39.10>

City Council, at its meeting on June 22 and 23, 2023, adopted with amendments Item - 2023.TE6.33. entitled "3206 Dundas Street West - Residential Demolition Application"
<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.33>

COMMENTS

The Development and Timeline

Bluescape Construction Management is constructing a nine-storey residential building consisting of ground floor retail use, 87 residential units, and one level underground parking at 3194-3206 Dundas Street West. All permanent access will be from the public laneway.

The site is bounded by a public laneway to the north, a single family home to the east and west and Dundas Street West to the south.

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

- Demolition: Completed;
- Excavation and shoring: from March 2025 to April 2025;
- Below grade formwork: from May 2025 to August 2025;
- Above grade formwork: from August 2025 to January 2026;
- Building envelope phase: from October 2025 to July 2026, and;
- Interior finishes stage: from November 2025 to March 2027.

Existing Conditions

Dundas Street West is characterized by the following conditions:

- It is a four-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 14 metres
- The daily two-way traffic volume is approximately 29,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 30, 40A, 40B, 340
- There are sidewalks located on both of the street

The parking regulations on Dundas Street West, within the subject section are as follows:

North side

- No stopping anytime 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- Parking machine regulation in effect from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday, for maximum period of 3 hours maximum

South side

- No stopping anytime 7:00 a.m. to 9:00 a.m., Monday to Friday; and
- Parking machine regulation in effect from 9:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 to 9:00 p.m. Sunday, for maximum period of 3 hours maximum

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 6.2 metres below grade and extends to the lot lines on the north and east side of the property. 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 cannot be accommodated within the site. The developer explored staging in the public laneway to the north, however, the laneway is too narrow and has insufficient space to accommodate incoming and outgoing trucks and equipment storage. Consequently, occupation of the westbound curb lane on Dundas Street West is required to facilitate the delivery and storage of construction materials, a storage bin and a construction hoist.

Subject to approval, the north sidewalk and the westbound curb lane on Dundas Street West, between a point 38 metres west of St Johns Place and a point 38 metres further west will be closed to accommodate construction staging operations for the development. Pedestrian movements will be accommodated in a 2.1 metre wide covered and protected walkway located within the closed portion of the westbound curb lane on Dundas Street West. In the vicinity of the site, one westbound traffic lane and two eastbound traffic lanes will be maintained. Furthermore, the proposed construction area will not negatively impact TTC service on Dundas Street West.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north side of Dundas Street West, abutting the work area. The implementation of the no stopping regulation will result in the loss of five parking machine spaces. The Toronto Parking Authority has confirmed they are supportive and have generated the projected lost revenue that is to be paid by the developer directly to Toronto Parking Authority.

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

Finally, a review of the City's 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.

Intersection Capacity Analysis

The existing traffic operations at the intersections of Dundas Street West at Runnymede Road / Gilmour Avenue / St Johns Place / Clendenan Avenue / and Quebec Avenue were analyzed during the weekday morning and afternoon peak hours using the existing lane configurations and vehicular traffic volumes. Traffic operations in the future conditions were analyzed using existing traffic volumes with the proposed lane closure.

On an intersection operation basis, during both scenarios (with and without lane closure) during the weekdays morning and afternoon peak hours, all movements at the study intersections operate within capacity. Under both scenarios during the weekday morning and afternoon peak hours, all of the intersections and movements operate acceptably.

The delay, and queue difference between the (with and without lane closure) scenarios is minimal at the most impacted intersection of Dundas Street West and Gilmour Avenue.

- In the morning peak hour, westbound traffic experience 5.6 seconds longer in delay per vehicle but the resulting delay of 18.3 seconds per vehicle is still considered an acceptable level of service.
- In the afternoon peak hour, westbound traffic experience 11.5 seconds longer in delay per vehicle but the resulting delay of 21.8 seconds per vehicle is still considered an acceptable level of service.

Overall, the results indicate that from the intersection operation perspective, the proposed temporary lane closure of the westbound curb lane on Dundas Street West in the vicinity of the construction site does not result in excessive delay or capacity constraints at the study intersections.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Bluescape Construction Management, 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

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 3194-3206 Dundas Street West

Attachment 1: Proposed Construction Staging Area - 3194-3206 Dundas Street West

