

Construction Staging Area – 980 Dufferin Street and 1141 Bloor Street West (Croatia Street)

Date: April 11, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

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

Bloor Dufferin Construction Management Inc. is constructing three residential towers ranging from 19 to 33 storeys at 980 Dufferin Street and 1141 Bloor Street West. The site is bounded by Bloor Street West to the north, Croatia Street to the south, Dufferin Street to the east, and a public park to the west.

It should be noted that the construction of the development is currently in progress, operating under a monthly Street Occupation Permit. The north sidewalk on Croatia Street is currently closed for construction staging operations. Pedestrian movements on the north side of Croatia Street, abutting the site are restricted and pedestrians will be directed to the south side sidewalk.

Transportation Services is requesting authorization to formalize the above noted closure. The developer has requested the subject construction staging areas for a period of eight months, from May 1, 2025 to December 31, 2025.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the north sidewalk on Croatia Street, between Dufferin Street and a point 90 metres west, from May 1, 2025 to December 31, 2025 inclusive.

2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Croatia Street, between Dufferin Street and a point 64 metres west.
3. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the north side of Croatia Street, between a point 64 metres west of Dufferin Street and a point 26 metres further west.
4. Toronto and East York Community Council prohibit stopping at all times on the north side of Croatia Street, between Dufferin Street and a point 90 metres west.
5. Toronto and East York Community 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.
6. 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.
7. Toronto and East York Community 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.
8. Toronto and East York Community Council direct the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. 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.
10. 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.
11. Toronto and East York Community 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.
12. 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.

13. 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.

14. Toronto and East York Community Council direct that Croatia Street 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. The Bloor Dufferin Construction Management 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 Croatia Street these fees will be approximately \$41,000.00.

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 the sidewalk. Based on the proposed duration, length, and extent of the closure on Croatia Street, these fees will be approximately \$800.00.

DECISION HISTORY

City Council, at its meeting on February 5, 2025, adopted Item - 2025.TE19.22 entitled "980 Dufferin Street and 1141 Bloor Street West - TTC Tunnel Construction (Stage 1) - Construction Staging Area Time Extension".

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.22>

At its meeting on February 6, 2024, Toronto and East York Community Council adopted item TE34.105, entitled "980 Dufferin Street / 1141 Bloor Street West - TTC Tunnel Construction (Stage 1 and 2) - Construction Staging Area" and in so doing, authorized a construction staging area at 980 Dufferin Street / 1141 Bloor Street West for TTC Tunnel Construction (Stage 1 and 2).

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE10.24>

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted Item MM47.88, and in so doing permitted the owner to apply for variances to Site Specific Zoning Bylaw 700-2021 (Ontario Land Tribunal) in respect of the lands municipally known as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street before the second anniversary of the first day on which Site Specific Zoning By-law 700-2021 (Ontario Land Tribunal) came into effect.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.MM47.88>

City Council, at its meeting on September 30, October 1 and 2, 2020, adopted Item MM24.10 and in so doing approved the acceptance of on-site parkland dedication as previously authorized in Item TE11.7 adopted by City Council on December 17 and 18, 2019 for the lands municipally known as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, with exception of the Garrison Trunk Sewer as previously permitted, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks and such other encumbrances, if any, where such encumbrances are deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such encumbrances will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.MM24.10>

City Council, at its meeting on December 17 and 18, 2019, adopted Item TE13.3 entitled -1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street -Official Plan Amendment and Zoning Amendment Application -Request for Directions Report.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.5>

COMMENTS

The Development and Timeline

Bloor Dufferin Construction Management Inc. is constructing three residential towers ranging from 19 to 33 storeys. All three towers share a 2-level underground parking facility. Future access to the development will be from Croatia Street. The site is bounded by Bloor Street West to the north, Croatia Street to the south, Dufferin Street to the east, and a public park to the west.

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

- Demolition: Completed;
- Excavation and shoring: Completed;
- Below grade formwork: Completed;
- Above grade formwork: Completed;
- Building envelope phase: from August 2024 to 2025, and;
- Interior finishes stage: from November 2024 to August 2026.

Existing Conditions

Croatia Street is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 7 metres
- The daily two-way traffic volume is approximately 4,700 vehicles
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

North side

- No parking in effect at all times between Dufferin Street and a point 64 metres west
- No standing in effect at all times, between a point 64 metres west of Dufferin Street and a point 26 metres further west

South side

- Permit parking in effect at all times, except no standing anytime between a point 64 metres west of Dufferin Street and a point 101 metres further west 12:01 a.m. to 7:00 a.m.
- No standing in effect at all times, between a point 64 metres west of Dufferin Street and a point 101 metres further west

Proposed Construction Staging Area

Construction staging operations on Croatia Street currently take place within the existing boulevard allowance on the north side of Croatia Street, abutting the site. The construction staging area is being utilized for material deliveries and to accommodate a material hoist. The north sidewalk, between Dufferin Street and a point 90 metres west, has been closed to accommodate construction staging operations for the development. Pedestrian movements on the north side of Croatia Street are restricted. The appropriate sidewalk closure signage has been installed on Croatia Street at Dufferin Street and at Brock Street to inform pedestrians to cross to the south sidewalk. The existing two-way traffic operations are maintained on Croatia Street. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north side of Croatia Street, between Dufferin Street and a point 90 metres west.

A 2.1 metre covered walkway has been established on the existing sidewalks located on the west side of Dufferin Street and on the south side of Bloor Street West .

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 Croatia Street is not expected to conflict with the City's capital works projects.

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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 980 Dufferin Street and 1141
Bloor Street West (Croatia Street)

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