

Construction Staging Area – 1113-1125 Dundas Street West

Date: June 19, 2026
To: Toronto and East York Community Council
From: Director, Congestion & Network Management, Transportation Services
Wards: Ward 10, Spadina - Fort York

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Dundas Street West, City Council approval of this report is required.

Pomerleau, is constructing a 10-storey affordable housing building. The site is located on the south side of Dundas Street West, east of Ossington Avenue.

Transportation Services is requesting authorization to close the south sidewalk and a portion of the eastbound curb lane on Dundas Street West, between a point 44 metres east of Ossington Avenue and a point 39 metres further east, for a period of 24 months, from September 1, 2026 to September 1, 2028, in order to facilitate construction staging operations. During the closure period, pedestrians will be accommodated within a temporary covered and protected walkway located in the closed portion of the eastbound curb lane.

The proposed construction staging area will require a temporary removal of five parking machine spaces on the south side of Dundas Street West. The applicant will be responsible for paying the lost revenue for the five parking spaces.

RECOMMENDATIONS

The Director, Congestion & Network Management, Transportation Services, recommends that:

1. City Council authorize the closure of the south sidewalk and 1.8 metre wide portion of the eastbound curb lane on Dundas Street West, between a point 44 metres east of Ossington Avenue to a point 39 metres further east and provision of a temporary

pedestrian walkway within the closed lane, from September 1, 2026, to September 1, 2028.

2. City Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 3:30 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 \$4.50 per hour and for a maximum period of 3 hours, on the south side of Dundas Street West between a point 44 metres east of Ossington Avenue and a point 39 metres further east.

3. City Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays, on the south side of Dundas Street West between a point 44 metres east of Ossington Avenue and a point 39 metres further east.

4. City Council rescind the existing parking machine regulation in effect from 6:30 p.m. to 9:00 p.m.; Monday to Friday at a rate of \$4.50 per hour and for a maximum period of 2.5 hours, on the south side of Dundas Street West between a point 44 metres east of Ossington Avenue and a point 39 metres further east.

5. City Council prohibit stopping at all times on the south side of Dundas Street West between a point 44 metres east of Ossington Avenue and a point 39 metres further east.

6. 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.

7. City Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.

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 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. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

12. 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.

13. 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.

14. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

15. City Council authorize the appropriate City officials to submit directly to City Council at the appropriate time any necessary Bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council's decision, and to reinstate 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) referred in recommendations 1 to 6, once the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$ 225,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Dundas Street West the city right-of-way occupancy permit fees amount to approximately \$175,000.00 including lost revenue from the parking machines (if applicable).
- 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 sidewalk and lane closures on Dundas Street West, these amount to approximately \$50,000.00.

DECISION HISTORY

City Council, at its meeting on July 24 and 25, 2024, adopted Item 2024.TE 15.3 without amendments and without debate, and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 1113-1125 Dundas Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.3>

COMMENTS

The Development and Timeline

The site is located on the south side of Dundas Street West, 44 metres east of Ossington Avenue. The site is bounded by a laneway to the west, a residential property to the east, a laneway to the south and Dundas Street West to the north.

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

- Demolition: August 2026 to November 2026;
- Excavation and Shoring: from November 2026 to December 2026;
- Below grade formwork: from December 2026 to March 2027;
- Above grade formwork: from March 2027 to September 2027;
- Building envelope phase: from September 2027 to January 2028; and
- Interior finishes stage: from February 2028 to September 2028.

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 13 metres
- The speed limit is 40 km/h
- TTC services is provided by the 505 Dundas streetcar
- There are sidewalks located on both sides of the street

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

South side

- Maximum three-hour pay and display parking from 9:00 a.m. to 3:30 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.
- Maximum 2.5 hour pay and display parking from 6:30 p.m. to 9:00 p.m.; Monday to Friday.

North side

- Maximum three-hour pay and display parking from 9:00 a.m. to 3:30 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 \$4.50 per hour
- Maximum 2.5 hour pay and display parking from 6:30 p.m. to 12:00 a.m.; Monday to Friday.

Proposed Construction Staging Areas

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. Various options were explored by the developer to set up construction staging operations for the development. The developer has advised that, due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot

be accommodated within the site. The applicant also examined the option of utilizing adjacent public laneways for staging purposes; however, this was not feasible due to insufficient turning radius for vehicle manoeuvring and inadequate pavement width to safely accommodate construction vehicles.

Subject to approval, the south sidewalk and a 1.8 metre wide portion of the eastbound curb lane, fronting the site, will be closed. Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway located within the closed curb lane.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Dundas Street West, between a point 44 metres east of Ossington Avenue and a point 39 metres further east. The proposed stopping prohibition will require a temporary removal of five parking machine spaces on the south side of Dundas Street West. The applicant will be responsible for paying the lost revenue for the five parking spaces.

The proposed construction staging area is not anticipated to negatively impact TTC service on Dundas Street West.

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

Finally, 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 in this report.

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Congestion & Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1113-1125 Dundas Street West

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