

TORONTO STAFF REPORT

August 24, 2006

To: Toronto and East York Community Council

From: Director, Transportation Services Toronto and East York District

Subject: Avenue Road, west side, immediately south of St. Clair Avenue West, fronting Premises No. 468 Avenue Rd – Establishment of a construction staging area (St. Paul's, Ward 22)

Purpose:

The purpose of this report is to establish a construction staging area within the road allowance on Avenue Road to facilitate the development incorporating Premises No. 468 Avenue Road.

Financial Implications and Impact Statement:

All costs associated with this proposal will be borne by the developer.

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area at Premises No. 468 Avenue Road within the west curb lane of Avenue Road, from St. Clair Avenue West to a point approximately 30.0 metres south as shown on the attached print of Drawing No. 421F-8514, dated August 2006, for a period from October 1, 2006 to June 30, 2008, be approved;
- (2) in conjunction with Recommendation No. 1 above:
 - (a) stopping be prohibited at any time on the west side of Avenue Road from Lynwood Avenue to St. Clair Avenue West;
 - (b) stopping be prohibited at any time on the west side of Avenue Road from St. Clair Avenue West to a point 100 metres north of St. Clair Avenue West;
 - (c) stopping be prohibited at any time on the east side of Avenue Road from a point 35 metres south of Foxbar Road to St. Clair Avenue West;
 - (d) stopping be prohibited at any time on the east side of Avenue Road from St. Clair Avenue West to a point 138 metres north of St. Clair Avenue West;

- (e) the stopping prohibition on the west side of Avenue Road in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(a) above;
 - (f) the stopping prohibition on the west side of Avenue Road in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(b) above;
 - (g) the stopping prohibition on the east side of Avenue Road in effect from 3:00 p.m. to 7:00 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(c), above; and
 - (h) the stopping prohibition on the east side of Avenue Road in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation 2(d) above;
- (3) the parking and traffic regulations presently in effect on the subject section of Avenue Road be reinstated upon the completion of this project; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

Comments:

Transportation Services has received an application from 468 Avenue Road Holdings Incorporated for permission to erect temporary construction hoarding and covered-way in the west curb lane of Avenue Road, from St. Clair Avenue West to a point 30.0 metres south, as shown on the attached print of Drawing No. 42IF-8514, dated August 2006, to facilitate a staging area for the construction of a nineteen storey high-rise residential building at the southwest corner of Avenue Road and St. Clair Avenue West, known as Premises No. 468 Avenue Road for a period from October 1, 2006 to June 30, 2008.

The excavation of the entire area within the property lines is required to a depth of 12.5m to meet the obligation for the provision of below grade parking. In consideration of this, it is physically impossible for the entire construction of the residential high-rise building project to be undertaken from private property and hence, a construction staging area is required within the road allowance on the west side of Avenue Road, adjacent to the site.

The affected portion of Avenue Road is a six lane major arterial road with a pavement width of 19.2 metres. Four lanes operate northbound and two lanes operate southbound. The four northbound lanes are designated as follows: an exclusive left turn lane, two through lanes and a through/right turn lane. The through/right turn lane (curb lane) ends approximately 130 metres north of St. Clair Avenue West. The two southbound lanes are designated through lanes. The proposed construction staging area on Avenue Road would reduce the pavement width to approximately 15.5 metres, sufficient to maintain five lanes of traffic along this section of Avenue Road. It will be necessary to reduce the northbound through lanes from three to two at a point approximately 35 metres south of Foxbar Road. As noted above, this lane currently ends approximately 130 metres north of St. Clair Avenue West, therefore, this proposal would move

this lane reduction to a point approximately 207 metres south of St. Clair Avenue West. There will be some traffic disruption which is normal with any construction project of this magnitude.

Parking at anytime is currently prohibited on both sides of Avenue Road in this area. Stopping is currently prohibited on the west side of Avenue Road between Lynwood Avenue and St. Clair Avenue West, from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday and on the west side of Avenue Road, from St. Clair Avenue West to a point 100 metres north of St. Clair Avenue West from 7:00 a.m. to 9:00 a.m., Monday to Friday. Stopping is currently prohibited on the east side of Avenue Road, from a point 35 metres south of Foxbar Road to St. Clair Avenue West from 3:00 p.m. to 7:00 p.m., Monday to Friday and on the east side Avenue Road, from St. Clair Avenue West to a point 138 metres north of St. Clair Avenue West from 4:00 p.m. to 6:00 p.m., Monday to Friday. In order to maintain sufficient traffic flows and emergency access at all times, it is recommended that “No Stopping Anytime” be implemented on both sides of Avenue Road as noted in Recommendation No. 2, above.

The proposed construction staging area would be used to facilitate hoisting of steel, concrete and all other construction materials necessary for the completion of the proposed high-rise residential building by an on-site tower crane. If the proposed construction staging area within the west curb lane of Avenue Road, from St. Clair Avenue West to a point approximately 30.0 metres south is approved, the existing sidewalk would be re-routed under covered-way outside the construction hoarding, within the west curb lane of Avenue Road. This would facilitate all construction related activities from a self-contained site and would not involve hoisting of materials over live lanes of traffic or sidewalk. This would enhance public and worker safety, and will likely compress the construction schedule.

In considering that the staging area is critical to this project, and that no on-site option is available, this proposal should be approved and implemented.

Councillor Michael Walker’s office has been consulted and he is aware of this proposal. Transportation Services will monitor this site and the surrounding area and report back to Community Council regarding any operational modifications that may become necessary.

City of Toronto Municipal Code Chapter 937-2 grants authority to the Commissioner of Works and Emergency Services to issue full or partial road closure permits for periods up to 30 days in connection with private construction. In considering that this proposed closure is to be in effect for approximately twenty-one months, we are advising Toronto and East York Community Council of the intended road occupation.

Conclusion:

The right-of-way occupation mentioned above will cause minor disruption/inconvenience in the immediate area, which is normal with any construction project of this magnitude. It should be noted, however, that every effort will be made to minimize this disruption. With respect to noise, the applicant is required to comply with the provisions of Chapter 591 (Noise) of the City of Toronto Municipal Code.

Contact:

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Director

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List of Attachment:

Drawing No. 42IF-8514, dated August 2006