STAFF REPORT
ACTION REQUIRED

Construction Staging Area and Temporary Two-way Operation – No. 36 Hazelton Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>December 3, 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>Toronto and East York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Acting Director, Transportation Services, Toronto and East York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 27</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>Ts2013013te.top.doc</td>
</tr>
</tbody>
</table>

SUMMARY

This staff report is about a matter which Toronto and East York Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting authority to temporarily close a section of the west sidewalk and curb lane on Hazelton Avenue and implement two-way operation on Hazelton Avenue. Pedestrians would be directed to the east sidewalk and the existing one-way northbound operation on Hazelton Avenue, north of the site would be maintained. Alterra-Zinc (Hazelton) Ltd. is constructing a seven-storey condominium at No. 36 Hazelton Avenue. This project requires a temporary sidewalk and lane closure for a period of 13 months to enable construction to proceed. The two-way operation is required for two months during the excavation stage of construction.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the west sidewalk and curb lane on Hazelton Avenue, between a point 26.5 metres north of Scollard Street and a point 30 metres further north, from February 1, 2013 to February 28, 2014.

2. Adjust the existing "One-way Northbound" regulation on Hazelton Avenue, between Scollard Street and Davenport Road, to be in effect from a point 26.5 metres north of Scollard Street to Davenport Road, from February 1, 2013 to March 31, 2013.
3. Adopt the proposed parking regulations outlined in Appendix "A", attached to the December 3, 2012 report entitled "Construction Staging Area and Temporary Two-way Operation – No. 36 Hazelton Avenue", from the Acting Director, Transportation Services, Toronto and East York District.

**Financial Impact**

There is no financial impact on the City. Alterra-Zinc (Hazelton) Ltd. 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 closure, these fees will be approximately $10,600.00.

**DECISION HISTORY**

On December 7, 2010 The Ontario Municipal Board ordered General Zoning By-law No. 438-86 be amended, with respect to lands known as No. 36 Hazelton Avenue. Currently, the site plan for this location is under review by Community Planning staff.

**ISSUE BACKGROUND**

Transportation Services has received an application from Alterra-Zinc (Hazelton) Ltd. for a temporary closure of a section of the west sidewalk and curb lane on Hazelton Avenue. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 13 months and needs Toronto and East York Community Council approval.

**COMMENTS**

Hazelton Avenue is a 6.9 metre-wide, local roadway that runs one-way northbound from Scollard Street to Davenport Road, one block east of Avenue Road. There is no TTC service on Hazelton Avenue.

The proposed construction staging area will require temporarily closing a section of the west sidewalk and curb lane on Hazelton Avenue. Pedestrians will be directed to the east sidewalk and Hazelton Avenue will be narrowed to 4.0 metres-wide in front of the staging area. This is sufficient to maintain the existing one-way northbound operation.

Also, due to concerns with construction truck traffic on Hazelton Avenue, north of the site, local residents proposed a temporary two-way operation on Hazelton Avenue, south of the site to Scollard Street, where the existing two-way section of Hazelton Avenue begins. Under this operation construction vehicles will enter from and exit to the south. This operation is possible during the excavation stage, which will be complete in the spring of 2013. After excavation it is no longer possible because concrete trucks and other delivery trucks are too large to turn around in order to go south on Hazelton Avenue. Stopping will be prohibited on both sides of Hazelton Avenue in the vicinity of the staging area.

We have consulted with Councillor Wong-Tam and she has no objections to this proposal subject to the following conditions:
1. The applicant to post a 24-hour monitored construction hotline number on the construction hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

2. The applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spot lighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

**Reasons for the partial road closure**
Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

**CONTACT**
Shawn Dartsch, Acting Supervisor
Traffic Operations, Toronto and East York District
Phone: 416-338-5398
Fax: 416-392-1920
e-mail: sdartsch@toronto.ca

**SIGNATURE**

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

**LIST OF ATTACHMENTS**
(1) Drawing No. 421G-0828, dated September 2012
(2) Appendix "A" – Regulations to be Adopted