

Construction Staging Area – 143 Avenue Road

Date: December 7, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto-Centre Rosedale

SUMMARY

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

Dash Developments is constructing a 10-storey mixed-use development at 143 Avenue Road. The site is located on the south-east quadrant of Avenue Road and Davenport Road.

Transportation Services is requesting approval to close the east sidewalk and the northbound curb lane on Avenue Road for a covered pedestrian walkway for a period of 12 months to accommodate construction staging operations. The developer originally requested a closure for 21 months but Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from City Council if necessary.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the east sidewalk and a 3.2 metre wide portion of the northbound curb lane on Avenue Road, between a point 20 metres south a Davenport Road and a point 61 metres further south and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from February 7, 2018 to February 7, 2019.
2. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 3:00 p.m., 7:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, on the east side of Avenue Road, between a point 15 metres north of Webster Avenue and a point 18 metres further north.
3. City Council enact the parking machine regulation in effect from 8:00 a.m. to 3:00 p.m., 7:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and

1:00 p.m. to 9:00 p.m., Sunday, on the east side of Avenue Road, between a point 15 metres north of Webster Avenue and a point 12 metres further north.

4. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 3:00 p.m., 7:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday, on the east side of Avenue Road, between a point 55 metres north of Webster Avenue and a point 11 metres further north.

5. City Council rescind the existing stopping prohibition in effect from 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays on the east side of Avenue Road, between a point 30.5 metres south of Davenport Road and a point 15 metres north of Webster Avenue.

6. City Council prohibit stopping at all times on the east side of Avenue Road, between a point 30.5 metres south of Davenport Road to a point 50.5 metres further south.

7. 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.

8. 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.

9. City Council direct that Avenue Road be returned to its pre-construction traffic and parking regulations when the project is complete.

10. City Council direct that the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.

11. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

12. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.

13. 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.

14. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

15. City Council direct the applicant to establish a construction management working group that meets monthly and invite local stakeholders including Transportation

Services, Municipal Licensing & Standards, Toronto Buildings, adjacent neighbours, local resident groups, and local BIAs.

16. City Council direct the applicant to create a publicly accessible website with regular construction updates and post the website address on the site.

FINANCIAL IMPACT

There is no financial impact to the City. Dash Developments 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 Avenue Road these fees will be approximately \$124,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued December 4, 2017, in relation to Board Case No. PL141418, authorized an amendment to Zoning By-law No. 438- 86, for the lands municipally known as 143 Avenue Road.

COMMENTS

A mixed-use development consisting of a 10-storey condominium building will be constructed by Dash Developments at 143 Avenue Road. The site is bounded by existing commercial uses (160 Avenue Road) to the north, existing mixed-use development (211-225 Davenport Road) to the east, a private pedestrian pathway and existing commercial uses to the south and Avenue Road to the west.

The development in its completed form, will consist of 70 dwelling units with a ground floor retail. A three level underground parking garage will be constructed with permanent access from Avenue Road.

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

- Excavation and shoring: October 2017 to January 2018 (progressing);
- Below grade formwork: January 2018 to April 2018;
- Above grade formwork: May 2018 to September 2018;
- Building envelope phase: October 2018 to May 2019; and
- Interior finishes stage: June 2018 to October 2019.

The excavation of the site will extend from property line to property line on all four sides and to a depth of 10 metres from the street level. In order to continue with remaining construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

Various options were explored by the developer to set up construction staging operations for the development and it included the site itself, adjacent properties and right-of-way occupation on Avenue Road.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate all construction staging operations such as construction material deliveries and storage within the site. Therefore, additional space along the property line of the site was sought to set up construction staging area for the development.

The developer has engaged with the adjacent property owners to rent or lease space for the construction staging purposes. However, such efforts were not successful. Consequently, occupation of road right-of-way on Avenue Road became essential to set up construction staging operations for the development.

The construction staging area on Avenue Road will be set up within the existing boulevard allowance and the northbound curb lane on the east side of roadway abutting the site.

Avenue Road, in the vicinity of the site, is a north-south major arterial roadway and consists of a six-lane (three northbound and three southbound) cross-section. The TTC service on Avenue Road is provided by the "5 Avenue Road" and "142 Downtown / Avenue Rd Express" bus. There are northbound and southbound near-side transit stops provided at the intersection of Avenue Road and Davenport Road.

The following parking regulations are in effect on the subject section of Avenue Road:

East Side:

- "No Stopping, Anytime", between a point 30.5 metres south of Davenport Road and a point 30.5 metres north of Davenport Road.
- "No Stopping, 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays", between a point 30.5 metres south of Davenport Road a point 15 metres north of Webster Avenue.
- "Pay & Display Parking, 8:00 a.m. to 3:00 p.m., 7:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday", between a point 15 metres north of Webster Avenue and a point 18 metres further north.
- "Pay & Display Parking, 8:00 a.m. to 3:00 p.m., 7:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday", between a point 55 metres north of Webster Avenue and a point 11 metres further north.

West Side:

- "No Stopping, Anytime", between a point 30.5 metres south of Davenport Road and a point 30.5 metres north of Davenport Road.

- "No Stopping, 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays", between a point 15 metres north of Bernard Avenue and a point 30.5 metres south of Davenport Road.
- "No Stopping, Anytime", between a point 15 metres south of Bernard Avenue and a point 15 metres south of Bernard Avenue.
- "Pay & Display Parking, 10:00 a.m. to 3:00 p.m., 7:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday", between a point 15 metres north of Bernard Avenue and a point 25 metres further north.

Subject to approval, a 3.2 metre wide portion of the northbound lane and sidewalk on the east side of Avenue Road, between a point 20 metres south a Davenport Road and a point 61 metres further south, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metre covered walkway within the closed portion of the northbound lane. With the proposed closure in place, Avenue Road, in the immediate vicinity of the site, will operate as two northbound and three southbound lanes. Pedestrian operations on the west side of Avenue Road will remain unchanged.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the east side of the road between Davenport Road and a point 81 metres south.

The proposed construction staging area on Avenue Road will result in the removal of one on-street "Pay and Display" parking space located on the east side of Avenue Road. The removal of one "Pay and Display" parking space is not expected to have a significant impact on the parking supply in the area. The developer will be responsible for paying the lost revenue of the parking space on Avenue Road.

The developer has reviewed the extent (i.e. length and width) of the proposed construction staging area on Avenue Road and advised that the proposed occupation of the road right-of-way will be sufficient to safely accommodate a tractor-trailer unit and other delivery vehicles. The subject staging area will also be used as a pick-up location for the tower crane and construction material storage.

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. The original option for the construction staging area on Avenue Road included a temporary continuous lane occupation for a period of 21 months. Under the revised proposal, the construction schedule has been updated to include a temporary continuous lane occupation for 18 months (i.e. February 7, 2018 to July 31, 2019) and a temporary daily lane occupation for 3 months (i.e. August 1, 2019 to October 31, 2019) during the off-peak period. Pedestrian movements on the east side of Avenue Road will be maintained during the daily occupation with assistance and direction from a Paid Duty Officer.

Finally, a review of the City's five-year major capital works program at the time of this report indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area on Avenue Road is not expected to conflict with the City's capital works projects.

Intersection Capacity Analysis

The existing and future (under construction) traffic operations were analyzed during the morning and afternoon peak hours at the intersections of Avenue Road at Davenport Road and Avenue Road at Bernard Avenue.

The existing traffic operations were analyzed using the current lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes.

Under existing conditions, the signalized intersection of Avenue Road at Davenport Road operates acceptably during the morning and afternoon peak hours. The critical northbound through traffic movement on Avenue Road will operate with an average delay of up to 16 seconds during the afternoon peak hours. Average vehicle queuing on all approaches is acceptable. The stop-controlled intersection of Avenue Road at Bernard Avenue also operates acceptably with motorists on the eastbound left-turn experiencing a delay of up to 40 seconds during the morning and afternoon peak hours.

Under future (under construction) conditions, the intersection of Avenue Road and Davenport Road is expected to operate acceptably during the morning peak hours. During the afternoon peak hours, the northbound through traffic movement on Avenue Road at Davenport Road is expected to operate acceptably with a minor increase of 7 seconds in delay. The average vehicle queuing on the northbound through traffic movements is expected to increase by approximately 40 metres when compared to the existing conditions. The increased queuing on the northbound movement has a potential to extend southward beyond Bernard Avenue, thereby increasing delay for the motorists on the eastbound left-turn movement. Under these instances, vehicles from Bernard Avenue will complete the east-to-northbound left-turn movements by courtesy gaps on Avenue Road.

Based on the traffic operations analysis, the proposed construction staging area on Avenue Road is not expected to have a significant impact on the northbound traffic movement on Avenue Road and the area wide traffic operations. In order to further mitigate the impacts of construction activities, all major deliveries at the site will be scheduled during the off-peak hours (i.e. 9:00 a.m. to 3:00 p.m.). Furthermore, the proposed construction area will not negatively impact TTC service on Avenue Road.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Dash Developments has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Kristyn Wong-Tam's office has been advised of the recommendations of this staff report.

CONTACT

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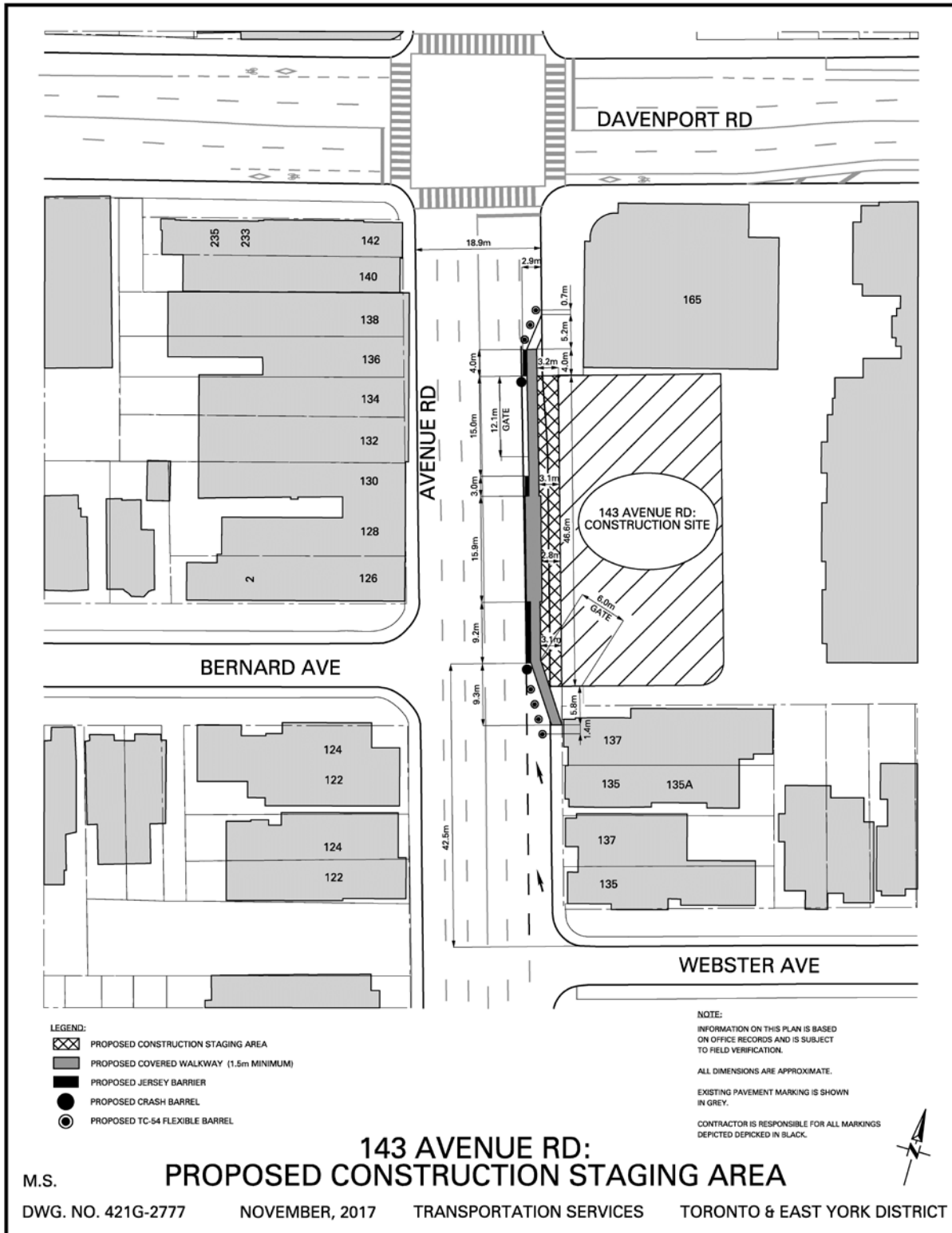
SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2777, dated November, 2017

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