

Construction Staging Area – Davenport Road (128 Hazelton Avenue)

Date: November 27, 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 Davenport Road, City Council approval of this report is required.

Clark Construction Management is constructing a 9-storey condominium building at 128 Hazelton Avenue. The site is located in the south-west corner of Davenport Road and Hazelton Avenue.

Transportation Services is requesting approval to close the sidewalk and a portion of the eastbound lane on the south side of Davenport Road for a covered pedestrian walkway for a period of 12 months to accommodate construction staging operations. The developer originally requested a closure for 25 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.

All of the existing vehicular traffic and bike lanes will be maintained during construction. Pedestrian operations on Davenport Road abutting the site will be maintained in a covered and protected walkway within the closed portion of the eastbound curb lane.

The west sidewalk and a portion of the northbound lane on Hazelton Avenue also needs to be closed to accommodate the construction staging area for the development. However, this matter is dealt through a companion report "Construction Staging Area - Hazelton Avenue (128 Hazelton Avenue)" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

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

1. City Council approve the closure of the south sidewalk and a 3.0 metre wide portion of the eastbound curb lane on Davenport Road, between Hazelton Avenue and a point 35 metres west and provision of a temporary pedestrian walkway within the closed portion of the eastbound 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 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday on the north side of Davenport Road, between a point 70 metres east of Avenue Road and a point 90 metres further east.
3. City Council prohibit stopping at all times on the north side of Davenport Road, between a point 70 metres east of Avenue Road and a point 90 metres further east.
4. City Council rescind the existing parking prohibition in effect during all times on the south side of Davenport Road, between Hazelton Avenue and a point 27.4 metres west.
5. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday on the south side of Davenport Road, between a point 70 metres east of Avenue Road and Hazelton Avenue.
6. City Council rescind the existing stopping prohibition in effect at all times on the south side of Davenport Road, between a point 88 metres east of Avenue Road and a point 22 metres further east.
7. City Council prohibit stopping at all times on the south side of Davenport Road, between a point 70 metres east of Avenue Road and Hazelton Avenue.
8. 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.
9. 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.
10. City Council direct the applicant to sweep 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. Toronto and East York Community Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Clark Construction Management 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 Davenport Road these fees will be approximately \$179,000.00.

DECISION HISTORY

City Council, at its meeting on December 13, 2016 adopted Item TE20.10 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 126-128 Hazelton Avenue.

COMMENTS

A residential development consisting of a 9-storey condominium building will be constructed by Clark Construction Management at 128 Hazelton Avenue. The site is bounded by Davenport Road to the north, Hazelton Avenue to the east, existing residential uses (124 Hazelton Avenue) to the south and existing mixed-use development (211-225 Davenport Road) to the west.

The development in its completed form, will consist of 18 dwelling units with a three level underground parking garage. Permanent vehicular access to the development will be provided from Hazelton Avenue.

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

- Excavation and shoring: November 2017 to March 2018 (progressing);
- Below grade formwork: March 2018 to June 2018;
- Above grade formwork: June 2018 to January 2019;
- Building envelope phase: February 2019 to May 2019; and

- Interior finishes stage: January 2019 to October 2019.

Based on the information provided by the developer, the entire site will be excavated to a depth of 10 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities including delivery and storage of construction material cannot be accommodated within the site. Therefore, occupation of road right-of-way on Davenport Road and Hazelton Avenue will be essential to set up construction staging operations for the development.

Construction staging areas for the development are proposed within the road right-of-way on the south side of Davenport Road and west side of Hazelton Avenue. Matters related to the construction staging area on Hazelton Avenue will be dealt through a companion report "Construction Staging Area - Hazelton Avenue (128 Hazelton Avenue)" requiring Toronto and East York Community Council approval.

The proposed construction staging area on Davenport Road will be utilized to provide a secure and controlled enclosure for construction material deliveries by the tractor-trailer units and concrete trucks. The proposed construction staging area on the west side of Hazelton Avenue will be utilized to install a man and material hoist and for storage of construction material, thus resulting in limited availability of space to accommodate any large truck deliveries. Furthermore, large delivery truck movements through Hazelton Avenue will not be preferred due to local and residential nature of the street.

Davenport Road, in the vicinity of the site, is an east-west major arterial roadway and consists of a six-lane (two eastbound vehicular lanes; two westbound vehicular lanes and parking lanes on both sides) cross-section. Bike lanes exist along the north and south sides of Davenport Road. The TTC service on Davenport Road is provided by the "127 Davenport" bus.

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

North Side:

- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday", between Bay Street and Dupont Street.

South Side:

- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday", between Bay Street and Dupont Street.
- "No Stopping, Anytime", between a point 88 metres east of Avenue Road and a point 22 metres further east.
- "No Parking, Anytime", between Hazelton Avenue and a point 27.4 metres west.

Subject to approval, a 3.0 metre wide portion of the eastbound lane and the sidewalk on the south side of Davenport Road fronting the site will be closed to accommodate the

construction staging operations. Pedestrians will be directed to a 1.7 metre wide protected covered walkway within the closed portion of the eastbound lane.

Traffic lanes on Davenport Road will be realigned to maintain the existing eastbound and westbound traffic operations. With the proposed construction staging area in place, Davenport Road in the immediate vicinity of the site will operate as a 3.0 metre wide through traffic lane, a 3.5 metre wide curb lane and a 1.4 metre wide bike lane in the eastbound and westbound directions. Pedestrian operations on the north sidewalk will remain unchanged.

Also, as a result of the realignment of traffic lanes, thirteen on-street "Pay and Display" parking spaces located on the north side and five "Pay and Display" parking spaces located on the south side of Davenport Road will be removed. Clark Construction Management will be responsible for the lost revenue of eighteen "Pay and Display" parking spaces on the subject section of Davenport Road for duration of project activities.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the north side of the road between a point 70 metres east of Avenue Road and a point 90 metres further east. On the south side, stopping will be prohibited between a point 70 metres east of Avenue Road and Hazelton Avenue.

The original option for the construction staging area on Davenport Road included a lane occupation for a period of 25 months. In order to minimize the impact on all road users, the applicant has reviewed and optimized the construction schedule to reduce the lane occupation on Davenport Road to 21 months. The overall duration of 21 months will consist of a temporary continuous lane occupation for 19 months (i.e. February 7, 2018 to August 31, 2019) and a temporary daily lane occupation for 2 months (i.e. September 1, 2017 to October 31, 2019) during the off-peak period.

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

Through ongoing dialogue with the developer, Transportation Services is satisfied that Clark Construction Management 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

Bruce Clayton
Manager, Traffic Operations
Toronto and East York District, Transportation Services
Telephone: (416) 397-5021 -Fax: (416) 392-1920
E-mail: Bruce.Clayton@toronto.ca

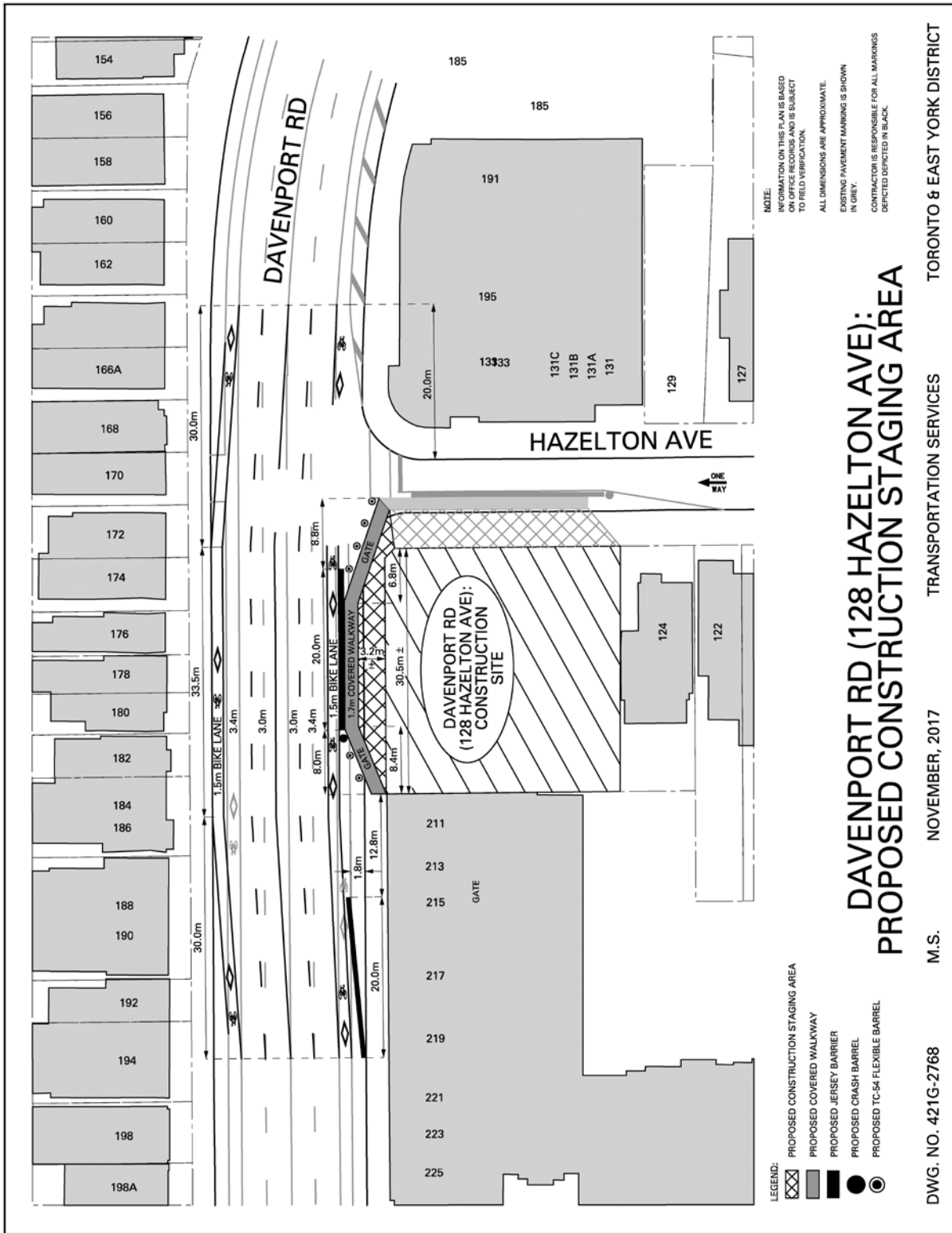
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2768, dated November, 2017

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