

Construction Staging Area – 99 Atlantic Avenue

Date: April 23, 2018
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 19, Trinity-Spadina

SUMMARY

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

SKYGRiD Construction Incorporated is constructing a new 8-storey office and commercial building and renovating an existing 5-storey commercial building at the lands municipally known as 99 Atlantic Avenue, 38-40 Hanna Avenue, 2-24 A Liberty Street and 1 Snooker Street. The site is bounded by a public laneway, existing 3-storey commercial building and Snooker Street to the north, Hanna Avenue to the east, Liberty Street to the south and Atlantic Avenue to the west.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound lane on Atlantic Avenue for a period of 12 months to accommodate construction staging operations for the development. The developer originally requested a closure for 18 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.

With the proposed construction staging area in place, existing vehicular traffic operations on Atlantic Avenue will be maintained. Pedestrian operations on the east side of Atlantic Avenue will be accommodated in a covered and protected walkway within the closed portion of the northbound lane. Pedestrian operations on the west side of Atlantic Avenue will remain unchanged.

Also, construction staging area for the development will be set up within a portion of the public laneway to the north of the site. Matters related to the proposed construction staging area within the public laneway will be discussed in a companion report "Construction Staging Area - Public Laneway (99 Atlantic 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 east sidewalk and a 2.2 metre wide portion of the northbound lane on Atlantic Avenue, between Liberty Street and a point 96 metres north and the provision of a sidewalk within the closed northbound lane, from July 1, 2018 to July 1, 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; 1:00 p.m. to 9:00 p.m., Sunday on the east side of Atlantic Avenue, between Liberty Street and a point 96 metres north.
3. City Council rescind the existing parking prohibition in effect at all times on the west side of Atlantic Avenue, between Liberty Street and a point 96 metres north.
4. City Council prohibit stopping at all times on the east and west sides of Atlantic Avenue, between Liberty Street and a point 96 metres north.
5. 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.
6. 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.
7. City Council direct that Atlantic Avenue be returned to its pre-construction conditions when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. SKYGRiD Construction Incorporated 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 term of the closure, these fees will be approximately \$50,000.00.

DECISION HISTORY

City Council at its meeting on February 3, 2016 adopted Item TE13.13 and approved the alterations to the heritage property at 40 Hanna Avenue.

COMMENTS

A redevelopment of the existing commercial uses will be undertaken by SKYGRiD Construction Incorporated at the lands municipally represented by 99 Atlantic Avenue, 38-40 Hanna Avenue, 2-24 A Liberty Street and 1 Snooker Street.

The site is bounded by a public laneway, existing 3-storey commercial building and Snooker Street to the north, Hanna Avenue to the east, Liberty Street to the south and Atlantic Avenue to the west.

Current land uses at the site include a 5-storey commercial building, a single-storey commercial building (Boiler House) and two surface parking lots. The redevelopment proposal for the site includes renovation of the existing 5-storey commercial building and construction of a new 8-storey office and commercial building on the existing surface parking lot fronting onto Atlantic Avenue.

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

- Excavation and shoring work: January 2018 to June 2018 (progressing);
- Concrete work: June 2018 to June 2019;
- Building enclosure work: June 2019 to November 2019; and
- Interior finishes: June 2018 to December 2019.

Based on the information provided by the developer, the new 8-storey office and commercial development will include a 4-level underground parking garage. The excavation for the parking garage will be 14.5 metres from the street level. The excavation will extend from property line to property line on the north, south and west sides of the site.

Construction staging areas for the development will be set up on the east side of Atlantic Avenue, on the north side of Liberty Street and within the public laneway to the north of the site.

Matters related to the proposed construction staging area within the public laneway will be discussed in a companion report "Construction Staging Area - Public Laneway (99 Atlantic Avenue)" requiring Toronto and East York Community Council approval. Therefore, only matters related to the construction staging areas on Liberty Street and Atlantic Street abutting the site are discussed in this report.

The Construction staging area on the north side of Liberty Street abutting the site will be set up within the existing boulevard allowance. Pedestrian operations will be maintained in a 1.5 metre covered and protected walkway within in the existing boulevard allowance. With the proposed construction staging area in place, existing pedestrian and vehicular traffic operations on Liberty Street will remain unchanged.

The Construction staging area on the east side of Atlantic Avenue abutting the site will be set up within the existing boulevard allowance and a portion of the northbound lane.

The construction staging area will be utilized to accommodate construction material deliveries by large delivery trucks (i.e. concrete trucks and tractor-trailer units) and material storage.

Atlantic Avenue, in the vicinity of the site, is a north-south collector road and consists of a two-lane (one northbound and one southbound) cross-section. The TTC service on Atlantic Avenue is provided by bus route No. 63. The nearest northbound transit stops for the subject transit route are located on Liberty Street at Atlantic Avenue and on Atlantic Avenue at King Street West.

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

East Side:

- "Pay and Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday" between Liberty Street and Snooker Street.

West Side:

- "No Parking, Anytime" between the south end of Atlantic Avenue and King Street West.

Subject to approval, a 2.2 metre wide portion of the northbound lane and sidewalk on the east side of Atlantic Avenue, between Liberty Street and a point 96 metres north, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a 1.5 metres wide protected and covered walkway within the closed portion of the northbound lane. The remaining road width of 7.0 metres will maintain two-way traffic operations on Atlantic Avenue. Pedestrian operations on the west side of Atlantic Avenue will remain unchanged.

The proposed construction staging area will result in removal of nine on-street pay and display parking spaces located on the east side of Atlantic Avenue. The developer will be responsible for paying the lost revenue of the parking spaces on Atlantic Avenue. The removal of nine on-street parking spaces is not expected to have a significant impact on the parking supply in the area. It should be noted that a nearby Toronto Parking Authority parking lot located at 34 Hanna Avenue provides a supply of approximately 184 parking spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east and west sides of Atlantic Avenue, between Liberty Street and a point 96 metres north. TTC bus service on Atlantic Avenue will remain unaffected.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned on the subject section of Atlantic Avenue. Therefore, the proposed construction staging area on Atlantic Avenue is not expected to conflict with the City's capital works projects.

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

SKYGRiD Construction Incorporated has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Mike Layton's office has been advised of the recommendations of this staff report.

CONTACT

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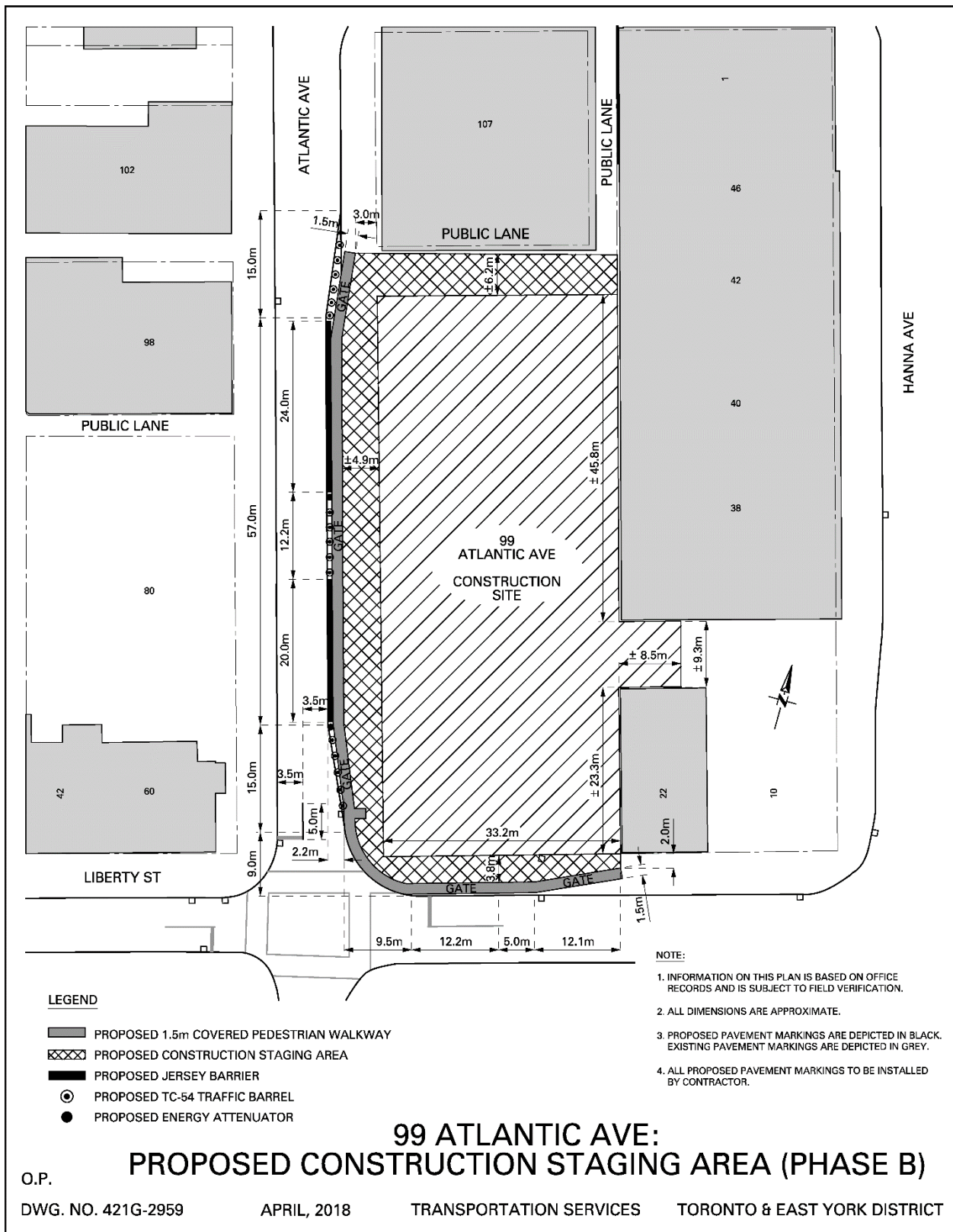
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2959, dated April, 2018.

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LEGEND

- PROPOSED 1.5m COVERED PEDESTRIAN WALKWAY
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED JERSEY BARRIER
- PROPOSED TC-54 TRAFFIC BARREL
- PROPOSED ENERGY ATTENUATOR

NOTE:

1. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.
4. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.

**99 ATLANTIC AVE:
PROPOSED CONSTRUCTION STAGING AREA (PHASE B)**

O.P.

DWG. NO. 421G-2959

APRIL, 2018

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT

Construction Staging Area - 99 Atlantic Avenue