

## **Construction Staging Area – 281-289 Avenue Road**

**Date:** December 13, 2018  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 12, Toronto-St. Paul's

### **SUMMARY**

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

Davies Development Corp., is constructing a 9-storey residential development at 281-289 Avenue Road. The site is located on the east side of Avenue Road, between Cottingham Street and Macpherson Avenue.

Transportation Services, is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Avenue Road abutting the site for a period of 12 months to accommodate construction staging operations. The development is currently in progress, operating under a monthly Street Occupation Permit.

With the subject construction staging area in place, Avenue Road, in the immediate vicinity of the site, will operate as two northbound lanes and three southbound lanes. Pedestrian movements on the east side of Avenue Road are maintained in a covered and protected walkway within the closed portion of the northbound lane. Pedestrian movements on the west side of Avenue Road are maintained on the existing sidewalk.

### **RECOMMENDATIONS**

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The Acting Director, Traffic Management, Transportation Services, recommends that:

1. City Council approve the closure of the east sidewalk and a 4.0 metre wide portion of the northbound curb lane on Avenue Road, between a point 40.2 metres south a Cottingham Street and a point 45.6 metres further south, from February 6, 2019 to February 6, 2020.
2. 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 38 metres south of Cottingham Street and a point 70 metres further south.

3. City Council rescind the existing parking prohibition in effect at all times on the east side of Avenue Road, between a point 38 metres south of Cottingham Street and a point 8 metres further south.
4. City Council prohibit stopping at all times on the east side of Avenue Road between a point 38 metres south of Cottingham Street and a point 70 metres further south.
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 Avenue Road be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Davies Development Corp., 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 \$31,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on May 7, 8, 9 and 10, 2013 adopted Item TE23.8 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at 281-289 Avenue Road.

## **COMMENTS**

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### **Development Proposal**

A residential development consisting of a 9-storey condominium building will be constructed by Davies Development Corp. at 281-289 Avenue Road. The site is bounded by existing residential uses to the north and east, Robertson Davies Park to the south and Avenue Road to the west.

The development in its completed form, will consist of 36 dwelling units and a three level underground parking garage. Permanent vehicular access will be provided from Avenue Road.

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

- Excavation and shoring: April 2018 to December 2018;
- Below grade formwork: January 2019 to June 2019;
- Above grade formwork: July 2019 to December 2019;
- Building envelope phase; November 2019 to April 2020; and
- Interior finishes stage: January 2020 to July 2020.

The excavation of the site will extend from property line to property line on all four sides and to a depth of 13 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.

### **Construction Staging Areas and Proposed Closures:**

Various options were explored by the developer to set up a construction staging area for the development and it included the site itself, neighbouring properties, Robertson Davies Park 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 deliveries and storage of construction material and equipment. In order to minimize requirements for additional space, the temporary power shack will be accommodated within the site. Furthermore, negotiations were made with the adjacent property owners for storage of construction material and equipment. The dewatering tanks and pumps for the development will be accommodated at a neighbouring property.

The developer has engaged with City's Parks and Recreation Division, area residents and Councillor Matlow's office to utilize a portion of the Robertson Davies Park for construction staging purposes. However, such efforts were not successful. Consequently, occupation of road right-of-way on Avenue Road became essential to setup a construction staging area 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. The construction staging area will be utilized to accommodate construction material deliveries by large trucks (tractor-trailer units and concrete trucks), storage, pick-up location for the tower crane and worker facilities. The extent (length and width) of the proposed construction staging area was reviewed by the developer to ensure minimum required occupation of the road right-of-way to undertake construction of the development.

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 Road Express" bus. There are northbound and southbound near-side transit stops provided at the intersection of Avenue Road and Cottingham Street.

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

East Side:

- "No Parking, Anytime", between Cottingham Street and a point 46 metres south.
- "No Stopping, 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays", between Macpherson Avenue and St. Clair Avenue West.

West Side:

- "No Parking, Anytime", between a point 15 metres north of Roxborough Street West and Farnham Avenue.
- "No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between Macpherson Avenue and a point 23 metres north of Balmoral Avenue.

Subject to approval, the east sidewalk and a 4.0 metre wide portion of the northbound lane on the east side of Avenue Road, between a point 39.8 metres south a Cottingham Street and a point 45.6 metres further south, will be closed to accommodate construction staging operations for the development.

### **Traffic Impacts**

With the proposed construction staging area in place, Avenue Road, in the immediate vicinity of the site, will operate as two northbound lanes and three southbound lanes. However, all traffic lanes will be maintained at the nearest signalized intersection of Avenue Road at Cottingham Street located approximately 44 meters north of the site.

Arterial level of service analysis was undertaken to determine incremental impact of the proposed construction staging area on travel time and delay experienced by motorists on Avenue Road, between Cottingham Street and Dupont Street. Based on the analysis, with the implementation of the proposed construction staging area, northbound motorists on the subject section of Avenue Road are expected to travel at speeds approximately 10 percent slower than the existing conditions and experience an average increase of up to 4 seconds in delay.

The northbound 95th percentile vehicular queue lengths on the subject section of Avenue Road are expected to increase by 1 vehicle during the morning peak hour and by 3 to 4 vehicles during the afternoon peak hours. The projected northbound vehicular queue length is expected to occasionally extend to the nearest upstream stop-controlled intersection of Avenue Road at McMaster Avenue, thus increasing delay for the outbound east-to-northbound left-turn movements on McMaster Avenue. Under these instances, outbound motorists on McMaster Avenue will complete the left-turn manoeuvre by courtesy gaps on Avenue Road.

In view of the above, the proposed construction staging area is expected to have a manageable impact on vehicular traffic operations on Avenue Road. In order to further mitigate traffic impacts, stopping will be prohibited at all times on the east side of Avenue Road, between a point 38 metres south of Cottingham Street and a point 70 metres further south. Additionally, 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.). The proposed construction Construction Staging Area - 281-289 Avenue Road

staging area is not expected to negatively impact the existing TTC service on Avenue Road.

Pedestrian movements on the east side of Avenue Road will be maintained in a 1.7 meter wide covered and protected walkway installed in the closed portion of the northbound curb lane. Pedestrian movements on the west side of Avenue Road will be maintained on the existing sidewalk.

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.

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

Councillor Josh Matlow's office has been advised of the recommendations of this staff report.

## **CONTACT**

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## **SIGNATURE**

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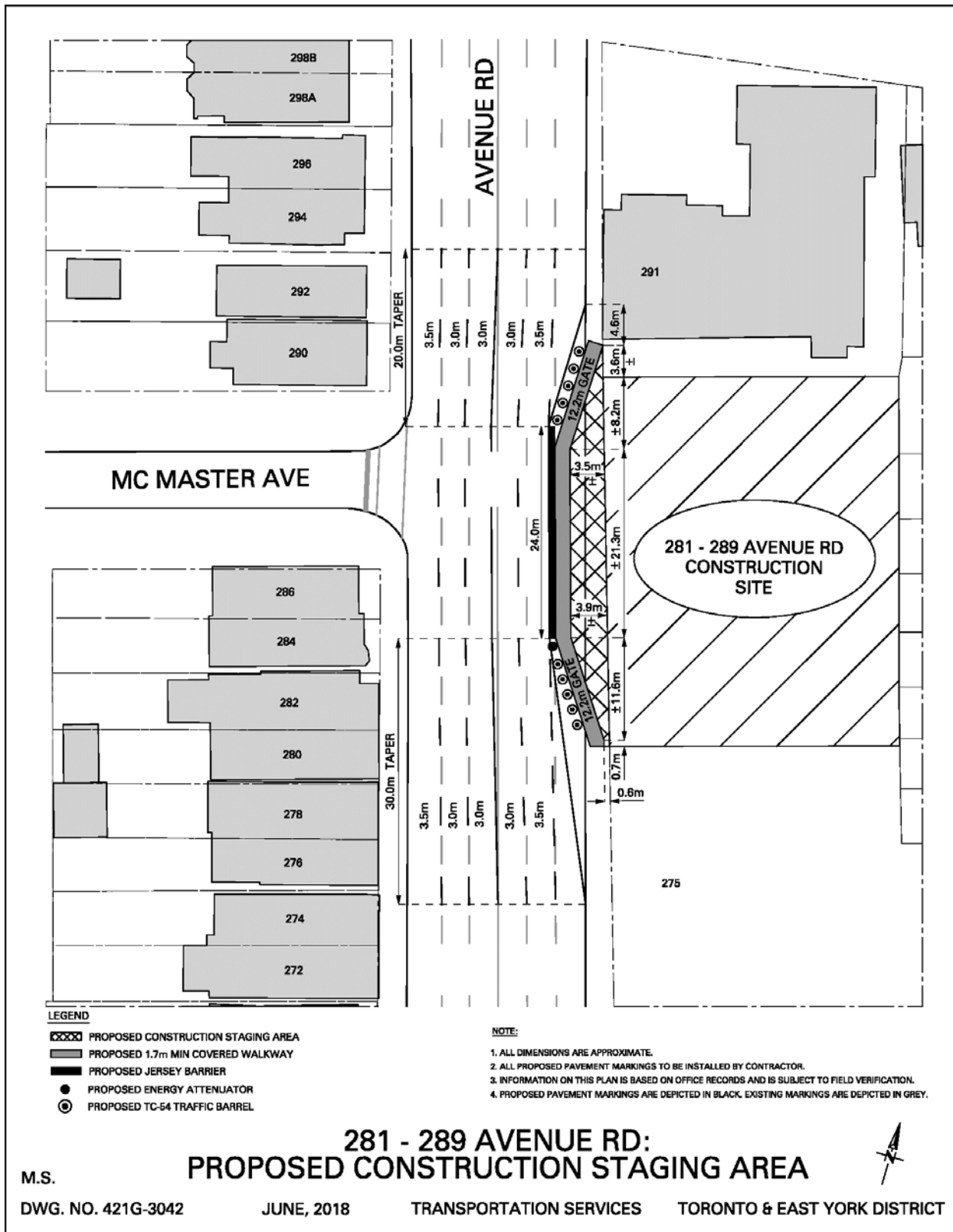
Roger Browne P.Eng., M.Eng.  
Acting Director, Traffic Management,  
Transportation Services

## **ATTACHMENTS**

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