

Construction Staging Area Time Extension – 143 Avenue Road

Date: January 16, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-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. The sidewalk and a portion of the northbound curb lane on the east side of Avenue Road fronting the site are currently closed to accommodate construction staging operations for the development.

City Council, at its meeting on January 31 and February 1, 2018, approved the subject construction staging area on Avenue Road, from February 7, 2018 to February 7, 2019. A time extension of the construction staging area on Avenue Road for an additional 8 months (i.e. from February 26, 2019 to October 13, 2019), in order to complete the construction of the development.

RECOMMENDATIONS

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

1. City Council approve the continuation of the closure of the east sidewalk on Avenue Road, between a point 20 metres south a Davenport Road and a point 61 metres further south, from February 26, 2019 to October 31, 2019.
2. City Council approve the continuation of the closure 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 the provision of a temporary pedestrian walkway within the closed lane, from February 26, 2019 to October 31, 2019.

3. City Council direct the applicant to continue posting 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.
4. City Council direct the applicant to continue providing and installing 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.
5. City Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
7. City Council direct the applicant to continue ensuring 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.
8. City Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. City Council direct that Avenue 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. 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

City Council, at its meeting on January 21, 2018, adopted item TE29.50 and in so doing, approved the closure of the east sidewalk and northbound curb lane on Avenue Road, between a point 20 metres south a Davenport Road and a point 61 metres further south, from February 7, 2018 to February 7, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.50>

COMMENTS

A mixed-use development consisting of a 10-storey condominium building is currently being 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 (Nos. 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.

With the current construction staging area in place, Avenue Road in the immediate vicinity of the site operates as two northbound and three southbound lanes. A covered walkway has been established to maintain pedestrian movements on the east side of Avenue. Pedestrian operations on the west sidewalk are maintained.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in-effect on the east side of Avenue Road, adjacent to the construction staging area.

By way of background, the developer originally requested a closure for 21 months to accommodate construction staging operations but Transportation Services only requested 12 months. Subsequently, staff would review the need for a time extension of the construction staging area.

The building has been constructed to eight-storeys and construction work is underway to complete the remaining 2-storeys. The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the developer has requested an extension of the duration of the construction staging area on Avenue Road, in order to complete the construction of the development.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring right-of-way occupation on Avenue Road will be completed by the original end date of October 31, 2019.

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 subject 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 Dash Developments 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.

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SIGNATURE

Roger Browne, P.Eng., M.Eng.
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ATTACHMENTS

1. Drawing No. 421G-3278, dated January 2019

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