

Construction Staging Area - Armoury Street (11 and 33 Centre Avenue and 80 Chestnut Street)

Date: February 11, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

EllisDon Corporation is constructing a 17-storey institutional building at the lands located at 11 and 33 Centre Avenue and 80 Chestnut Street. The site is bounded by an existing commercial building (55 Centre Avenue and 108-110 Chestnut Street to the north, Chestnut Street to the east, Armoury Street to the south and Centre Avenue to the west.

Operating under a monthly Street Occupation Permit, a construction staging area has been setup on the north sidewalk and a portion of the westbound curb lane on Armoury Street, between Centre Avenue and Chestnut Street. Transportation Services is requesting approval to the close of the north sidewalk and two westbound lanes on Armoury Street, in order to accommodate construction activities.

As a result, of the subject construction staging area, the existing pedestrian crossover on the east leg of Armoury Street and Chestnut Street is obstructed, creating sight line issues for both motorists and pedestrians at the intersection. Therefore, Transportation Services is also requesting approval to install all-way stop controls at the intersection of Armoury Street and Centre Avenue, and for the removal of the existing pedestrian crossover. This recommendation would better serve the needs of the pedestrian crossing the roadways and address the sight line issues.

The construction staging area and installation of all-way stop controls for the development is requested for a period of 12 months.

Construction staging areas for the development has also been proposed within the west sidewalk and a portion of the southbound lane on Chestnut Street. Matters related to the subject construction staging areas on Chestnut Street will be discussed in a future staff report, near the time when the subject occupation is required.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of the north sidewalk and the two westbound lanes on Armoury Street, between Centre Avenue and Chestnut Street, from February 21, 2019 to February 21, 2020.
2. Toronto and East York Community Council rescind the existing pedestrian crossover on Armoury Street, immediately east of Centre Avenue.
3. Toronto and East York Community Council authorize all-way compulsory stop controls at the intersection of Armoury Street and Centre Avenue.
4. Toronto and East York Community 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 Armoury Street, between a point 23 metres west of Chestnut Street and Centre Avenue.
5. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Armoury Street, between Centre Avenue and Chestnut Street.
6. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on the south side of Armoury Street, between Centre Avenue and Chestnut Street.
7. Toronto and East York Community Council prohibit stopping at all times on both sides of Armoury Street, between Centre Avenue and Chestnut Street.
8. Toronto and East York Community Council direct that Armoury Street 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. EllisDon Corporation is responsible for all costs associated with the installation of all-way stop controls, 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 Armoury Street, these fees will be approximately \$511,000.00.

DECISION HISTORY

City Council, at its meeting on July 12, 2016, adopted item TE17.12 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 11 and 33 Centre Avenue and 80 Chestnut Street.

COMMENTS

Development Proposal and Construction Activities

EllisDon Corporation is constructing a 17-storey institutional building at the lands located at 11 and 33 Centre Avenue and 80 Chestnut Street. The site is bounded by an existing commercial building (55 Centre Avenue and 108-110 Chestnut Street to the north), Chestnut Street to the east, Armoury Street to the south and Centre Avenue to the west

The new Toronto Courthouse will consist of a two level underground parking garage. Permanent vehicular access will be provided from Centre Avenue.

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

- Excavation and shoring: October, 2018 to August, 2019;
- Below grade formwork: January, 2019 to July, 2019;
- Above grade formwork: July, 2019 to March, 2021;
- Building envelope: December, 2010 to February, 2021; and
- Interior finishes: March, 2021 to January, 2022.

Construction Staging Areas:

Construction staging areas for the development have been proposed within the road right-of-way on the east north side of Armoury Street and the west side of Chestnut Street.

Matters related to the construction staging area on Chestnut Street will be discussed in a future staff report nearer the time when the subject occupation is required. Therefore, this report only discusses matters related to construction staging area on Armoury Street.

Armoury Street, in the vicinity of the site is a collector roadway and consists of four-lane (two eastbound and two westbound lanes) cross-section, with a pavement width of 12.8 metres. There is no TTC service on Armoury Street.

The following parking regulations are in effect on the subject section of Armoury Street:

North Side:

- Parking Machine, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday, between a point 23 metres west of Chestnut Street and Centre Avenue; and
- No Stopping, anytime, between Chestnut Street and a point 23 metres west.

South Side:

- No Standing, anytime, between a point 36 metres east of University Avenue and Chestnut Street.

Construction staging operations on Armoury Street has been setup within the north sidewalk and a 3.4 metre wide portion of the westbound curb lane on Armoury Street, between Centre Avenue and Chestnut Street. The subject construction staging area on Armoury Street has been utilized for storage of construction material and worker facilities. With the proposed closure in place, Armoury Street operates as one westbound lane and two eastbound lanes. The sidewalk on the north side of Armoury Street is currently closed. Upon further assessment, it is recommended that a 2.6 metre walkway be established in the remaining westbound lane on Armoury Street, in order to maintain pedestrian connectivity. A single eastbound and westbound traffic will be mainlined for two-way traffic on Armoury Street.

To enhance traffic flow around the construction site, the existing stopping prohibition will remain at all times on the both sides of Armoury Street, between Centre Avenue and Chestnut Street.

The proposed construction staging area on Armoury Street will result in the removal of five on-street parking machine spaces located on the north side of Armoury Street. EllisDon Corporation will be responsible for the lost revenue of five parking machine spaces on Armoury Street.

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 Armoury Street and Centre Avenue are not expected to conflict with the City's capital works projects.

All Way Stop Control

The intersection of Armoury Street and Centre Avenue forms a 'T'-type intersection. Currently, southbound traffic on Centre Avenue is required to stop, and eastbound and westbound traffic on Armoury Street is free-flow. A pedestrian crossover (PXO) is located at the east leg of the intersection of Armoury Street and Centre Avenue, immediately east of Centre Avenue. Additionally, all-way stop controls are located at the intersection of Armoury Street and Centre Avenue.

Staff observations have verified concerns that the current setup of the construction staging area, specifically at the northeast corner Armoury Street and Centre Avenue, creates a sight line obstruction for traffic. It was noted that the hoarding on the north side of Armoury Street, and east side of Centre Avenue, obstructs westbound traffic's view of pedestrians utilizing the PXO. On Centre Avenue, southbound motorists' view of westbound traffic are also obstructed by the hoarding.

Transportation Services evaluated the subject intersection against the criteria governing the installation of stop signs which encompasses factors such as right-of way conflicts, vehicular and pedestrian usage of the intersection, physical and geometric configuration, surrounding area traffic control and collision experience.

The results of the all-way stop control warrant study at the intersection of Armoury Street and Centre Avenue has been summarized in the following table:

Total Approach Vehicle Volume (Each of Four Peak Hours)	Combined Crossing Volume (Vehicles & Pedestrians)	Main Street/Side-Street Volume Split ($\leq 70\%/30\%$)	Collision Hazard ($\geq 2/\text{yr.}$)	All-Way Stop Warrants Satisfied (Yes/No)
Required: 375 Vehicles/Hour Actual: 416 Vehicles/Hour	Required: 150 Units/Hour Actual: 301 Units/Hour	53% / 47%	0	Yes

Based on the above review, the technical warrants for the temporary installation of all-way stop controls at the intersection Armoury Street and Centre Avenue are satisfied and the requested installation of all-way stop controls at this intersection is recommended. The installation of the all way stop control would require the bagging of the existing pedestrian crossover due to the conflicting right-of-way requirements at the intersection.

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

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(11 and 33 Centre Ave and
80 Chestnut St)

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

CONTACT

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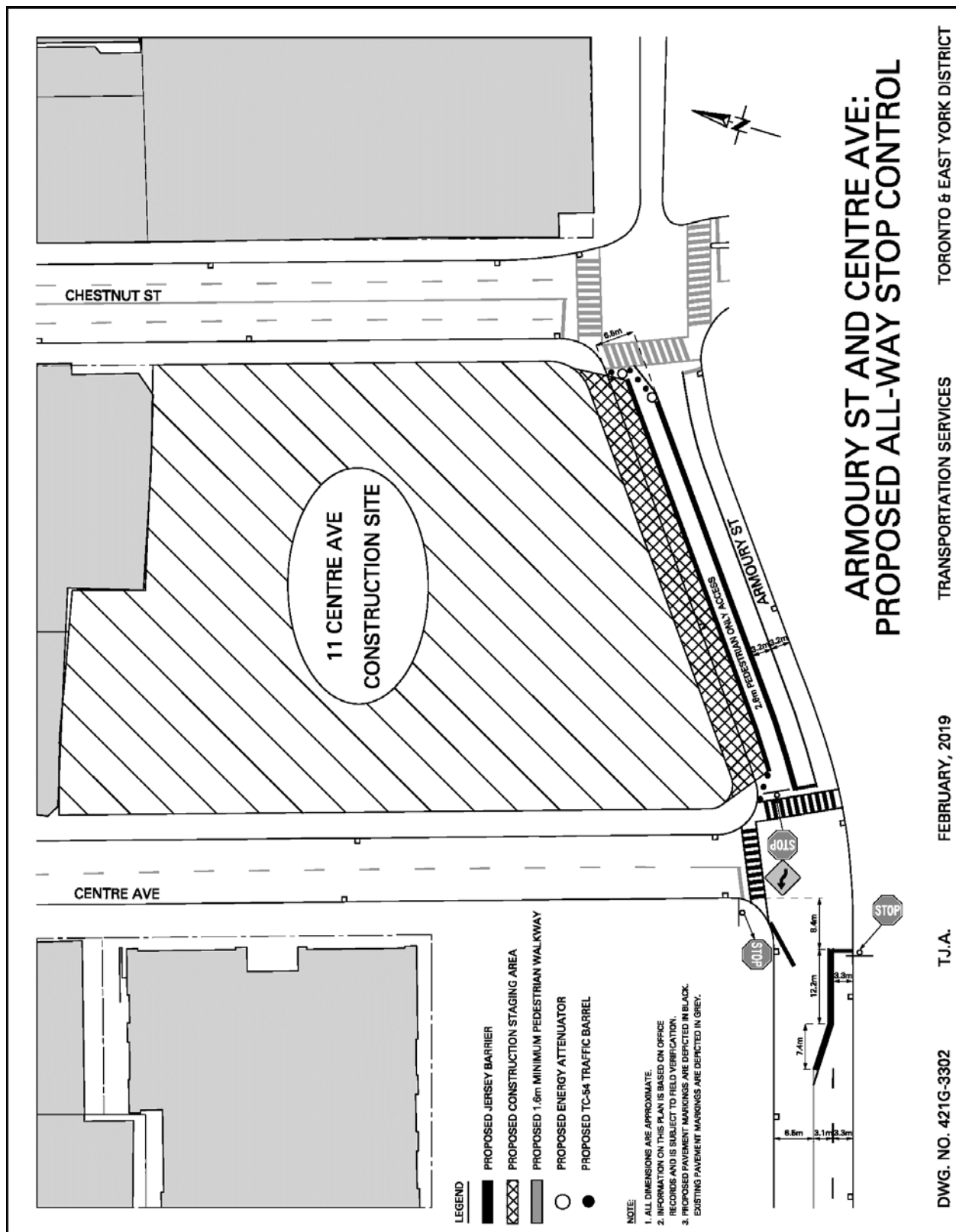
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ATTACHMENTS

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Drawing No. 421G-3302 dated February, 2019

Construction Staging Area - Armoury St
(11 and 33 Centre Ave and
80 Chestnut St)



Construction Staging Area and All Way Stop Control - Armoury Street

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