

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

Date: April 4, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

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.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound lane on Centre Avenue and the west sidewalk and a portion of the southbound lane on Chestnut Street, for a period of 24 months to accommodate construction staging areas. Pedestrian movements will be accommodated within the closed curb lanes.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 1.9 metre wide portion of the northbound curb lane on Centre Avenue, between Armoury Street and a point 102 metres north, from May 1, 2019 to May 1, 2021.
2. Toronto and East York Community Council authorize the closure of the west sidewalk and a 2.2 metre wide portion of the southbound curb lane on Chestnut Street, between Armoury Street and a point 67 metres north, from May 1, 2019 to May 1, 2021.

3. 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 east side of Centre Avenue, between a point 39.6 metres north of Armoury Street and a point 115 metres north of Armoury Street.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Centre Avenue, between Armoury Street and a point 39.6 metres north.
5. 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 west side of Chestnut Street, between Armoury Street and a point 72 metres north.
6. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the west side of Chestnut Street, between Armoury Street and a point 29 metres north.
7. Toronto and East York Community Council prohibit stopping at all times on the east side of Centre Avenue, between Armoury Street and a point 115 metres north.
8. Toronto and East York Community Council prohibit stopping at all times on the west side of Chestnut Street, between Armoury Street and a point 72 metres north.
9. Toronto and East York Community 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.
10. Toronto and East York Community 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.
11. Toronto and East York Community Council direct that Centre Avenue and Chestnut 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, 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 Centre Avenue and Chestnut Street, these fees will be approximately \$1,711,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on February 14, 2019, adopted item TE3.28 and in so doing, approved installation of all-way compulsory stop controls at the intersection of Armoury Street and Centre Avenue and 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.28>

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; (Progressing)
- 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 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.

In order to continue with construction of the development, construction staging areas will be setup within the road right-of-way on the east side of Centre Avenue and west side of Chestnut Street.

Based on the information provided by the developer, construction of the building will require installation of separate tower cranes. A single material pickup location will not be feasible due to limitation of the operating radius of the crane.

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80 Chestnut St)

Furthermore, the developer has informed that all the construction staging operations cannot be undertaken from within the site when the development reaches grade level and the proposed construction staging areas on Centre Avenue and Chestnut Street are essential to continue with the construction. The proposed construction staging areas would be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes and material storage.

Existing Conditions

Centre Avenue, in the vicinity of the site, is a north-south local roadway and consists of a two-lane cross-section with an average pavement width of 10.3 metres. There is no TTC service provided on the subject section of Centre Avenue.

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

West Side

- Parking machines operate, from 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 32.9 metres north of Armoury Street and a point 102.1 metres further north; and
- No Parking Anytime, between, Armoury Street to a point 32.9 metres north.

East Side

- Parking machines operate, from 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 39.6 metres north of Armoury Street and to a point 95.4 metres further north; and
- No Parking Anytime, between Armoury Street and to a point 39.6 metres north.

Chestnut Street, in the vicinity of the site, is a north-south local roadway and consists of a four-lane cross-section with an average pavement width of 12.8 metres. There is no TTC service provided on the subject section of Chestnut Street.

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

West Side

- Parking machines operate, from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday, between Dundas Street West and Armoury Street.
- No Parking Anytime, between Armoury Street and to a point 29 metres north.

East Side

- No Parking Anytime, between a point 65.5 metres south of Dundas Street West and to a point opposite the north curb line of Armoury Street;
- Taxicab Stand Anytime, except 3:30 p.m. to 6:30 p.m., Monday to Friday, between a point 7.6 metres north of the north curb line of Armoury Street and to a point 12.2 metres south; and
- No Standing Anytime, between a point opposite the north curb line of Armoury Street and a point 31.1 metres south.

Construction Staging Areas

Construction staging operations on Centre Avenue will take place within the existing boulevard space and the northbound lane. Subject to approval, a 1.9 metre wide portion of the northbound lane and sidewalk on the east side of Centre Avenue, between Armoury Street and to a point, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metres covered walkway within the closed portion of the northbound lane. The remaining road width of 8.5 metres will maintain one northbound lane, one southbound lane and one parking lane on Centre Avenue.

The subject construction staging area will result in the removal of 13 on-street parking machine spaces located on the east side of Centre Avenue. EllisDon Corporation will be responsible for the lost revenue of these 13 parking machine spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the east side of Centre Avenue, between Armoury Street and to a point 115 metres north.

Construction staging operations on Chestnut Street will take place within the existing boulevard space and the southbound lane. Subject to approval, a 2.2 metre wide portion of the southbound lane and sidewalk on the east side of Chestnut Street, between Armoury Street and to a point 67 metres north, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metres covered walkway within the closed portion of the southbound lane. The remaining road width of 10.6 metres will maintain one southbound lane, two northbound lanes and one parking lane on Chestnut Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the east side of Chestnut Street, between Armoury Street and a point 72 metres north.

The subject construction staging area will result in the removal of 9 on-street parking machine spaces located on the west side of Chestnut Street. EllisDon Corporation will be responsible for the lost revenue of these 9 parking machine spaces.

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

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.

Councillor Joe Cressy's office has been advised of the recommendations of this staff report.

CONTACT

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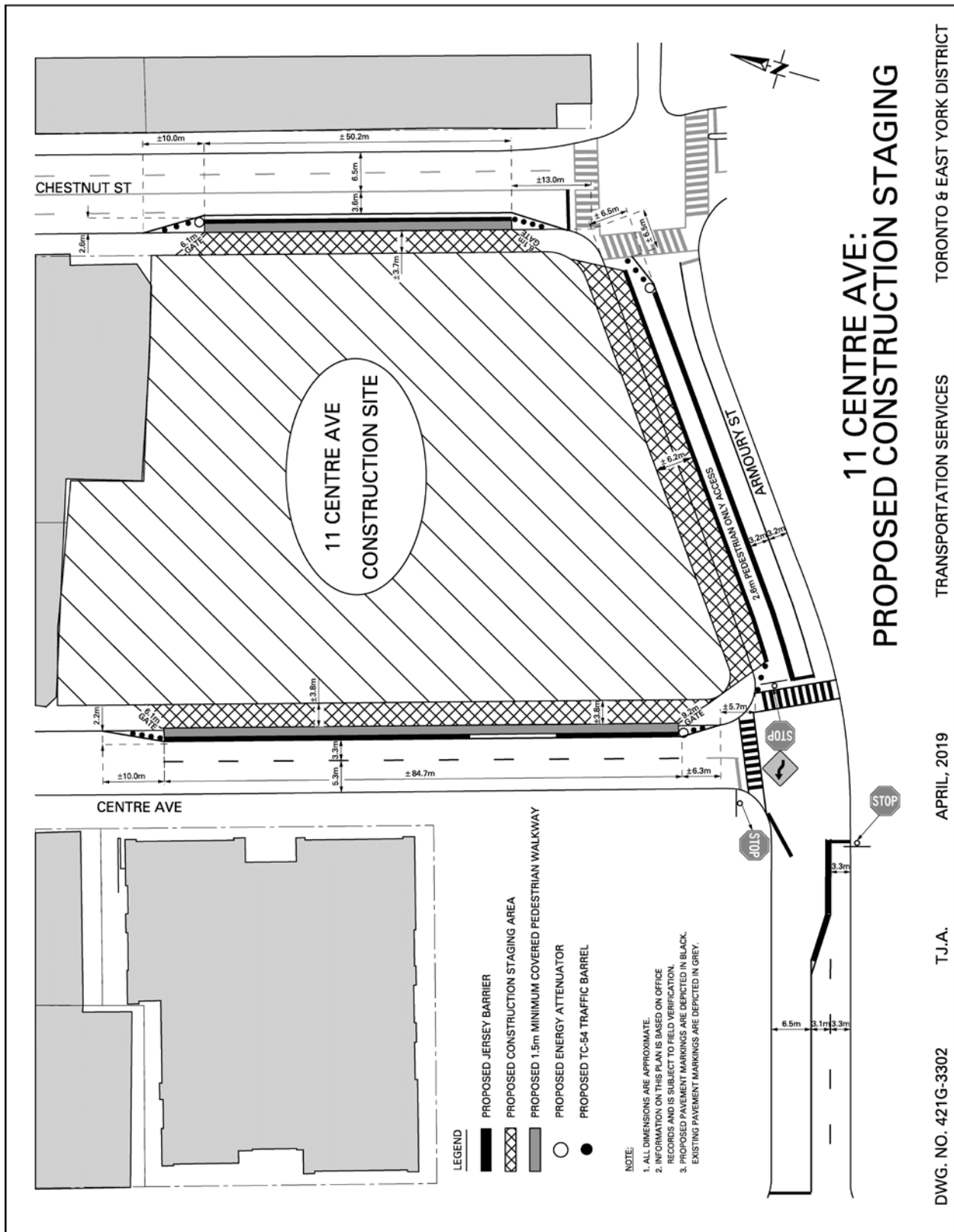
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3302, dated April, 2019

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