

Construction Staging Area Time Extension – Hazelton Avenue (128 Hazelton Avenue)

Date: September 19, 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.

Clark Construction Management is constructing a 9-storey condominium building at 128 Hazelton Avenue. The site is located in the south-west corner of Davenport Road and Hazelton Avenue. Construction staging areas for the development have been set up on the south side of Davenport Road and the west side of Hazelton Avenue.

Toronto and East York Community Council, at its meeting on January 16, 2018, approved the subject construction staging area on Hazelton Avenue, from February 7, 2018 to October 31, 2019. Transportation Services is requesting approval to extend the duration of the construction staging area on Hazelton Avenue for an additional six months (i.e. from November 1, 2019 to April 30, 2020) in order to complete the construction of the development.

The developer has requested an extension of the duration of the construction staging area on Hazelton Avenue, as the site has experienced a number of construction delays due ground water contamination and site logistics issues.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the west sidewalk and a 2.6 metre wide portion of the northbound lane on Hazelton Avenue, between Davenport Road and a point 32 metres south, from November 1, 2019 April 30, 2020.

2. Toronto and East York Community 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.

3. Toronto and East York Community 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.

4. Toronto and East York Community Council direct that Hazelton Avenue 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. Clark Construction Management 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 Hazelton Avenue, these fees will be approximately \$49,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on January 16, 2018, adopted as amended Item TE29.52 and, in so doing, approved the closure of the west sidewalk and a 2.6 metre wide portion of the northbound lane on Hazelton Avenue, between Davenport Road and a point 32 metres south and provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from February 7, 2018 to October 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.52>

COMMENTS

Development Proposal

A nine-storey residential condominium building is currently being constructed by Clark Construction Management at 128 Hazelton Avenue. The site is bounded by Davenport Road to the north, Hazelton Avenue to the east, existing residential uses (124 Hazelton Avenue) to the south and existing mixed-use development (211-225 Davenport Road) to the west.

The development, in its completed form, will consist of 18 dwelling units with a three-level underground parking garage. Permanent vehicular access to the development will be provided from Hazelton Avenue.

Based on the information provided by the developer and at the time of this report, all nine floors of the building have already been constructed. Currently, the work is being undertaken at the exterior and interior of the building with a targeted occupancy in July 2020.

Construction Staging Areas

By way of background, the original proposed construction staging area on the west side of Hazelton Avenue would be utilized to install a man and material hoist and for storage of construction material, thus resulting in limited availability of space to accommodate any large truck deliveries. The subject construction staging area on Hazelton Avenue was approved by the Toronto and East York Council from February 7, 2018 to October 31, 2019. The staging area on Davenport Road would be utilized to provide a secure and controlled enclosure for construction material deliveries by the tractor-trailer units and concrete truck. A time extension for the construction staging area on Davenport Road was approved by City Council (Item TE4.48) from March 27, 2019 to April 30, 2020.

The developer has advised that the project start was delayed due to contaminated ground water on-site and as a result, the shoring and exaction phase of construction was delayed by four months. Additionally, due to site logistics issues and the small size of the site, the developer was unable to utilize the construction staging area on Davenport Road as originally intended. This resulted in the majority of deliveries and concrete pump trucks utilizing Hazelton Avenue, which further delayed the construction schedule.

Furthermore, the construction staging area on Hazelton Avenue was modified in order to accommodate the larger construction vehicles. A temporary pedestrian walkway along the closed portion of the west sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and one northbound traffic lane on Hazelton Avenue. Appropriate advanced signage was installed to clearly inform pedestrians in the area of this temporary sidewalk closure on Hazelton Avenue.

In view of the above, the developer has requested extension of the duration of the construction staging area on Hazelton Avenue in order to complete construction of the development.

The developer has indicated that the remaining construction activities requiring right-of-way occupation on Hazelton Avenue will be completed by April 30, 2020. Consequently, the duration of the subject construction staging area is being requested to be extended by six months (i.e. November 1, 2019 April 30, 2020).

Finally, 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 area on Hazelton Avenue is expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Clark Construction Management 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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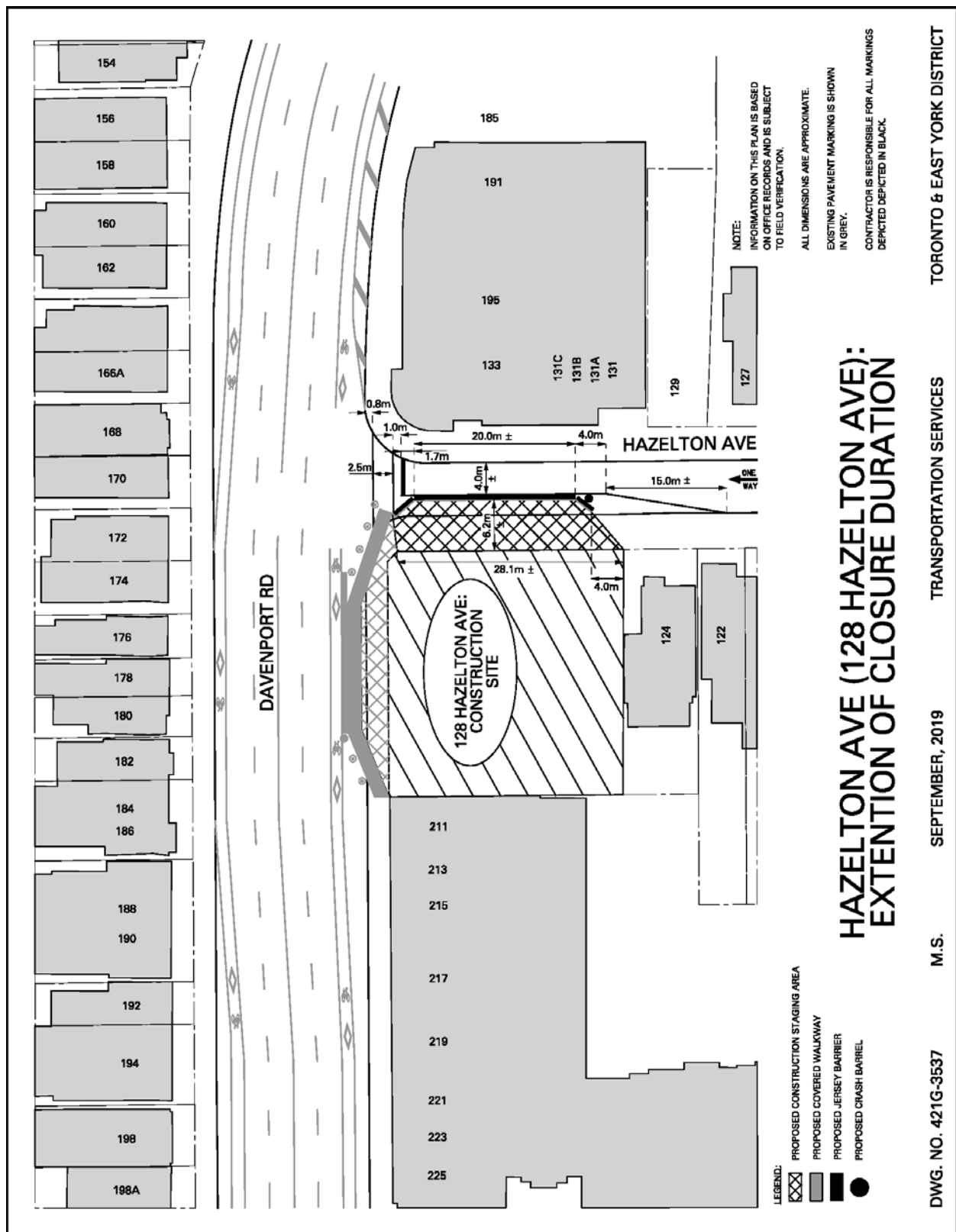
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3537, dated September 2019

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