

Construction Staging Area Time Extension – 4 Avenue Road

Date: September 11, 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.

PCL Constructors Canada Incorporated is redeveloping the existing Park Hyatt hotel at 4 Avenue Road, located in the north-west corner of Avenue Road and Bloor Street West.

City Council, previously approved a closure of the west sidewalk and a 2.9 metre wide portion of the southbound curb lane on Avenue Road, between a point 54.8 metres north of Bloor Street West and a point 56.4 metres further north and the provision of a temporary pedestrian walkway within the closed lane, from November 1, 2018 to May 30, 2019.

Based on a secondary review of the Traffic Management Plan and site logistics, the applicant has reduced the footprint of the previously-approved construction staging area, thus avoiding the need for a long term lane closure of the southbound curb lane on Avenue Road. As a result, the southbound curb lane on Avenue Road is temporarily closed, daily, during the off-peak periods (9:30 a.m. to 7:00 p.m.), to facilitate construction staging operations. A temporary pedestrian walkway is not provided on the west side of Avenue Road.

Transportation Services is requesting authorization to close the sidewalk on the west side of Avenue Road, between Bloor Street West and Prince Arthur Avenue for a period of nine months (i.e. October 30, 2019 to July 31, 2020). The closure of the sidewalk will restrict pedestrian movements along the subject section of Avenue Road. This will mitigate impacts to southbound traffic movements during the morning peak hours.

RECOMMENDATIONS

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

1. City Council authorize the closure of the sidewalk on the west side of Avenue Road, between Bloor Street West and Prince Arthur Avenue, from October 30, 2019 to July 31, 2020.
2. City Council direct to authorize that the previously-approved stopping prohibition in effect at all times on the on the west side of Avenue Road, between a point 17.5 metres north of Bloor Street West and Prince Arthur Avenue, to remain enforced until the end of the project.
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 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. PCL Constructors Canada Incorporated 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 \$13,000.00.

DECISION HISTORY

City Council, at its meeting on December 5, 6, 7 and 8, 2017, adopted, as amended, Item TE27.46 and, in so doing, authorized the closure of the west sidewalk and southbound curb lane on Avenue Road, between a point 54.8 metres north of Bloor Street West and a point 56.4 metres further north and provision of a temporary pedestrian walkway within the closed portion of the southbound curb lane, from November 1, 2018 to May 30, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.46>

COMMENTS

PCL Constructors Canada Incorporated has undertaken a redevelopment of the existing Park Hyatt hotel located at 4 Avenue Road. The site is bounded by Prince Arthur Avenue to the north, Avenue Road to the east, Bloor Street West to the south and an existing multi-storey building (180 Bloor Street West) and a public laneway to the west. The public laneway provides access to the elevated parking deck at the rear of 180 Bloor Street West and an at-grade Toronto Parking Authority (TPA) parking lot located to the west of the site.

The redevelopment of the hotel will include interior remodelling of the South Tower to provide residential apartment uses (65 dwelling units) and relocation of the existing elevator shaft to the north of the South Tower. The central podium building will be demolished and a new 4-storey building will be constructed to provide new commercial uses. The renovation of the North Tower will include remodelled hotel uses with an addition of a new loading dock to the west of the building. All vehicular access to the development during construction will be from Avenue Road.

By way of background, City Council, at its meeting on December 5, 6, 7 and 8, 2017, approved a closure of the west sidewalk and southbound curb lane on Avenue Road, between a point 54.8 metres north of Bloor Street West and a point 56.4 metre further, from November 1, 2018 to May 30, 2019.

Based on a secondary review of the Traffic Management Plan and site logistics, the applicant has reduced the footprint of the previously approved construction staging area. Therefore, avoiding the need for a long term lane closure of the southbound curb lane on Avenue Road. As a result, the southbound curb lane on Avenue Road is closed on a daily basis, during the off-peak periods (9:30 a.m. to 7:00 p.m.), in order to facilitate construction staging activities. A temporary pedestrian walkway is not provided on the west side of Avenue Road.

To ensure pedestrians are advised of this temporary sidewalk closure, appropriate advanced signage has been positioned at strategic locations to clearly inform pedestrians in the area. Warning signage is posted at the signalized intersection of Bloor Street East and Avenue Road. Warning signage is also posted at the signalized intersection of Avenue Road and Yorkville Avenue, approximately 45 metres north of the sidewalk closure directing pedestrians to use east sidewalk on the Avenue Road.

To enhance traffic flow around the construction site, the existing stopping prohibition will remain in effect during all times on the west side of Avenue Road, between Bloor Street East and Prince Arthur Avenue.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring the sidewalk closure on the west side of Avenue Road will be completed by July 31, 2020.

Through ongoing dialogue with the developer, Transportation Services is satisfied that PCL Constructors Canada Incorporated 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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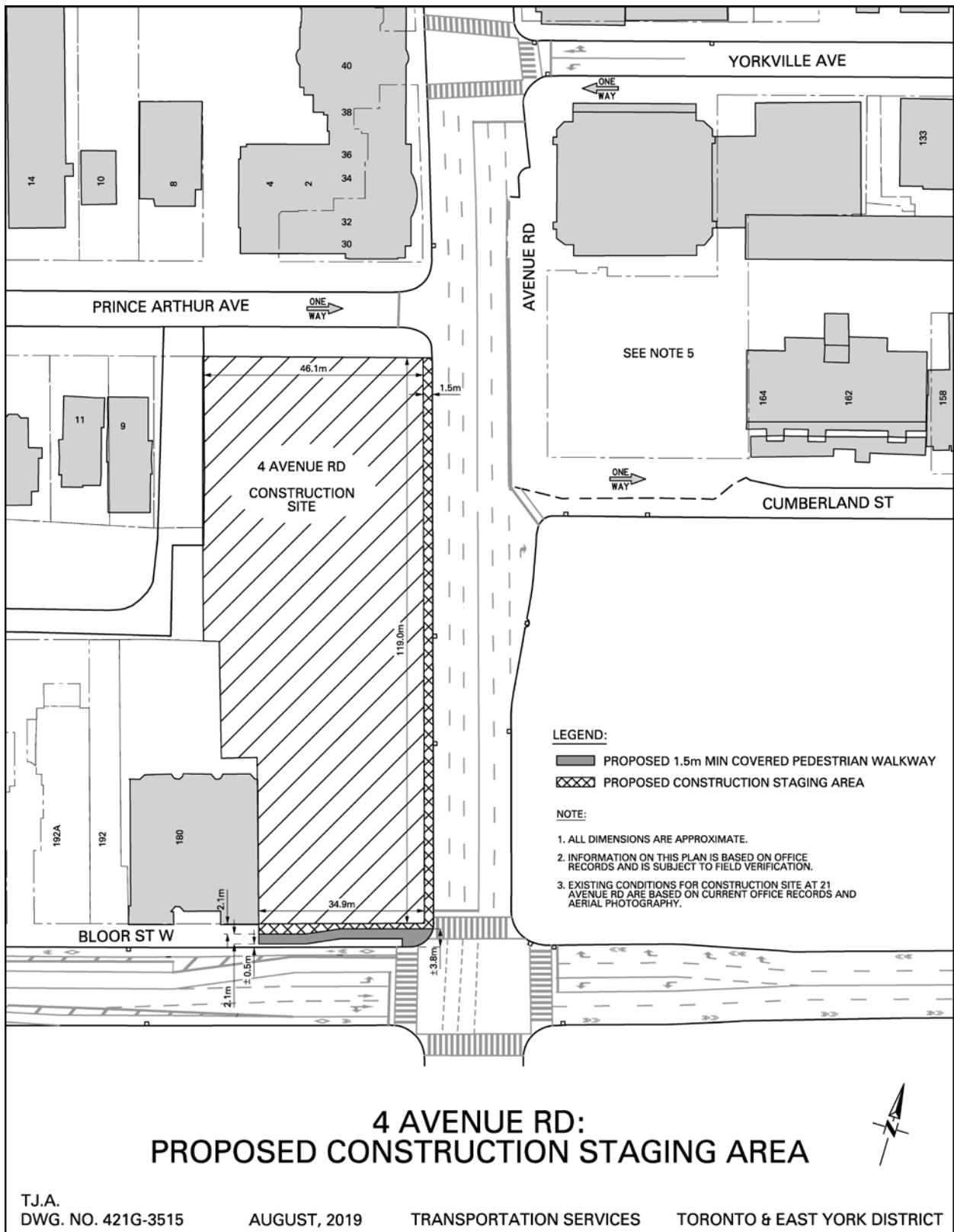
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3515, dated August 2019

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