

Construction Staging Area Time Extension – 281-289 Avenue Road

Date: December 5, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Avenue Road, City Council approval of this report is required.

Davies Development Corp. is constructing a nine-storey residential development at 281-289 Avenue 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 30 and 31, 2019, authorized the subject construction staging area from February 6, 2019 to February 6, 2020.

Transportation Services is requesting authorization to extend the construction staging area on Avenue Road for an additional seven months (i.e. from February 7, 2020 to August 31, 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 Avenue Road, as the site has experienced a number of construction delays encountered during the excavation and shoring phase.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the east sidewalk and a 4.0 metre wide portion of the northbound curb lane on Avenue Road, between a point 40.2 metres south a Cottingham Street and a point 45.6 metres further south and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from February 7, 2020 to August 31, 2020.
2. 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.

3. 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.

4. 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. Davies Development Corp. 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 \$17,000.00.

DECISION HISTORY

City Council, at its meeting on January 30 and 31, 2019, adopted as amended Item TE2.18 and, in so doing, authorized the closure of the east sidewalk and a 4.0 metre wide portion of the northbound curb lane on Avenue Road, between a point 40.2 metres south a Cottingham Street and a point 45.6 metres further south, from February 6, 2019 to February 6, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE2.18>

COMMENTS

A nine-storey residential condominium building is currently being constructed by Davies Development Corp. at 281-289 Avenue Road. The site is bounded by existing residential uses to the north and east, Robertson Davies Park to the south and Avenue Road to the west.

The development in its completed form, will consist of 36 dwelling units and a three level underground parking garage. Permanent vehicular access will be provided from Avenue Road.

At the time of this report, the building has been constructed to the ground level. The developer has informed staff that due to limited space availability, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions and the current construction staging area on Avenue Road is essential to continue with the development.

Construction staging operations for the development take place within the road right-of-way on the east side of Avenue Road abutting the site. The sidewalk and northbound curb lane on the east side of Avenue Road, between a point 40.2 metres south a Cottingham Street and a point 45.6 metres further south are closed to accommodate construction staging operations. Pedestrians are directed to a 1.7 metres wide covered

and protected walkway within the closed portion of the northbound curb lane. Avenue Road, in the immediate vicinity of the site, operates as two northbound and three southbound lanes.

Based on the information provided by the developer, the project has experienced a number of construction delays, which delayed the overall schedule by nine months. The delays are listed below:

- Encountered higher than anticipated water levels which flooded the site continuously and required a design and installation of a temporary dewatering system;
- Excavation issues due to continual flooding of the site;
- Inclement weather and equipment breakdowns and malfunctions; and
- A redesign of the underground structure and modifications to the parking garage.

In view of the above, a time extension of the existing construction staging area on Avenue Road is being requested for a period of seven months (i.e. February 7, 2020 to August 31, 2020).

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 Davies Development Corp. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Josh Matlow's office has been advised of the recommendations of this staff report.

CONTACT

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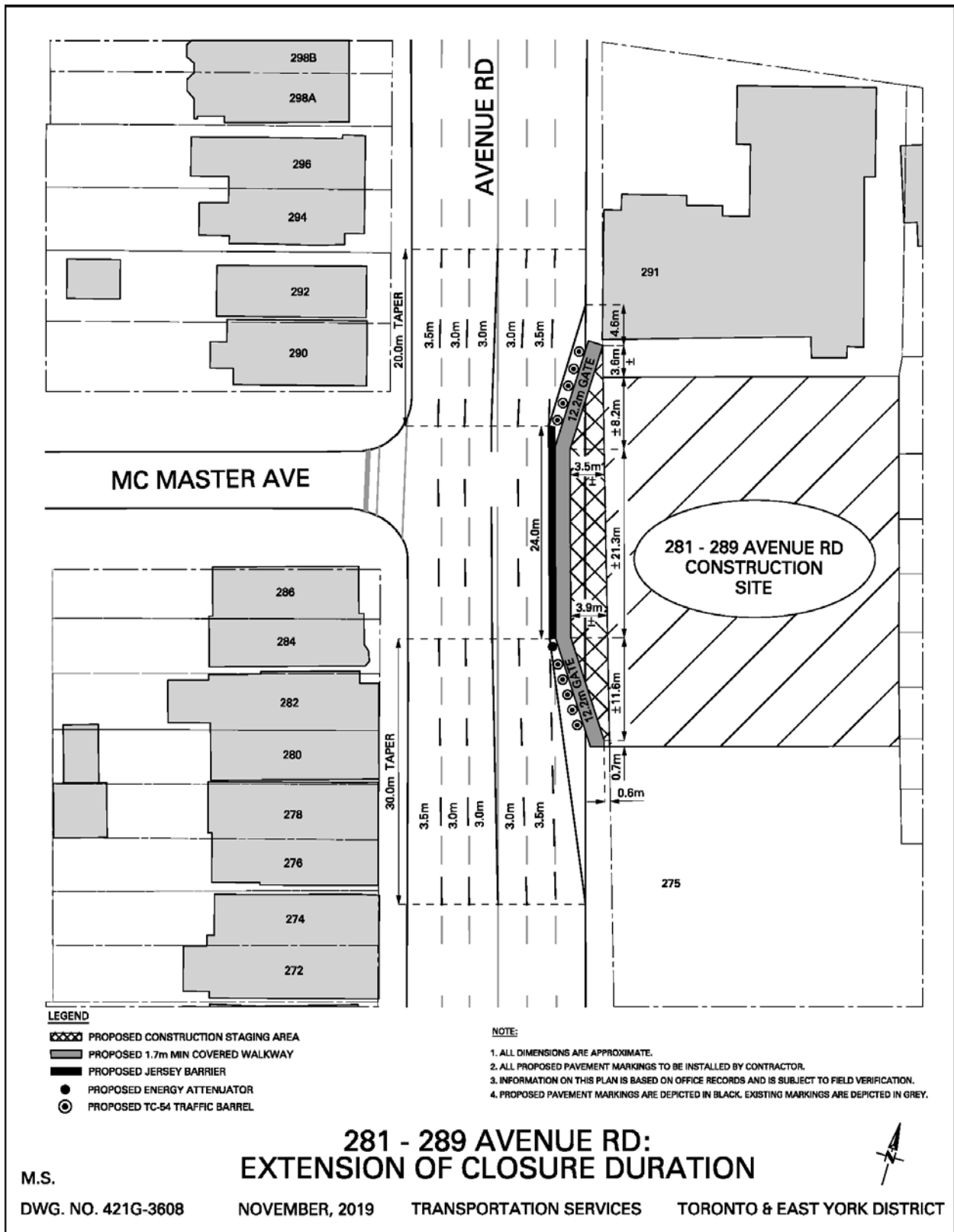
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3608 dated November, 2019

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