

Construction Staging Area Time Extension – 4 Avenue Road

Date: December 6, 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. The sidewalk on the west side of Avenue Road, between Bloor Street West and Prince Arthur Avenue, is closed to accommodate construction staging operations for the redevelopment. City Council, at its meeting on October 29 and 30, 2019, authorized and extension of the subject construction staging area on Avenue Road, from October 30, 2019 to January 31, 2020.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Avenue Road for an additional six months (i.e. from February 1, 2020 to July 30, 2020, in order to allow for the completion of the redevelopment.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the sidewalk on the west side of Avenue Road, between Bloor Street West and Prince Arthur Avenue, from February 1, 2020 to July 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. 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 \$11,000.00.

DECISION HISTORY

City Council, at its meeting on October 29 and 30, 2019, adopted, as amended, Item TE9.37 and, in so doing, authorized 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 January 31, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.37>

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.

By way of background, City Council, at its meeting on December 5, 6, 7 and 8, 2017, approved a closure of the west sidewalk 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.

The applicant advised that the original construction start date of January 1, 2019 was delayed to July 1, 2019, due to labour disruptions. As a result of the delay, a time extension of the construction staging area was required. Therefore, a secondary review of the Traffic Management Plan and site logistics was undertaken by the developer to reduce the footprint of the previously approved construction staging area. To mitigate impact to road users, it was determined that the southbound curb lane on Avenue Road be closed on a daily basis, during the off-peak periods (9:30 a.m. to 7:00 p.m.), in order to facilitate the delivery of construction materials by large trucks (tractor-trailer units and concrete trucks). The subject sidewalk closure operated under a monthly Street Occupation Permit from June 1, 2019 to October 29, 2019, and was approved by City Council (2019 Item TE9.37) from October 30, 2019 to January 31, 2020.

In addition, the sidewalk on the west side of Avenue Road, between Bloor Street West and Prince Arthur Avenue, was closed to facilitate extensive cladding repairs and construction of the building envelope on the east elevation of the building. A temporary covered and protected walkway could not be provided due to the narrow width of the existing sidewalk.

The developer has advised that the sidewalk will re-open by July 31, 2020. The remaining construction activities involving the sidewalk closure are as follows:

- Repairs to the heritage facade;
- Installation of curtain walls, skylights and metal panels; and
- Streetscaping and sidewalk replacement.

In view of the above, a time extension of the sidewalk closure on the west side of Avenue Road, between Bloor Street East and Prince Arthur Avenue, is being requested for an additional six months (i.e. from February 1, 2020 to July 31, 2020), in order to facilitate the remaining construction activities.

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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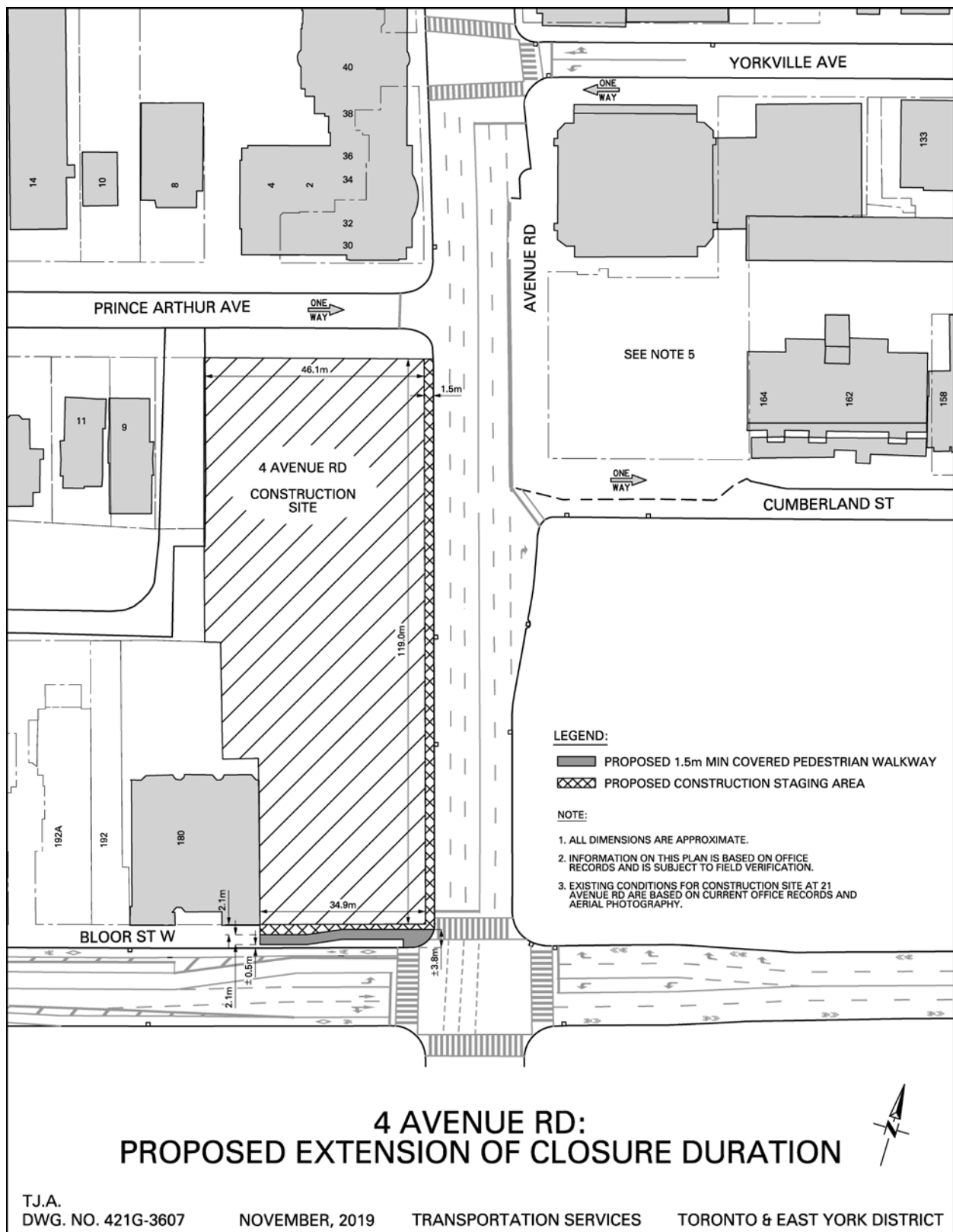
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3607, dated November 2019

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