

Construction Staging Area - 75 Broadway Avenue

Date: October 12, 2021
To: Infrastructure & Environment Committee
From: General Manager, Transportation Services
Wards: Ward 12, Toronto - St. Paul's, Ward 15, Don Valley West

SUMMARY

This report is submitted to Infrastructure and Environment Committee as Broadway Avenue forms a shared boundary between the Toronto and East York Community Council and the North York Community Council.

Hazelview Investments is demolishing a portion of the existing 10-storey building at 73-75 Broadway Avenue and constructing one 38-storey residential rental tower at 73 Broadway Avenue that will be connected to the remaining portion of 75 Broadway Avenue through the common first-floor and underground parking. The site is located on the south side of Broadway Avenue, mid-block between Yonge Street and Redpath Avenue.

The developer's anticipated timeline to require a closure of the south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west, is for a period of 42 months (i.e., March 1, 2022 to August 31, 2025) to accommodate a construction staging area. Transportation Services is recommending that we provide an initial construction staging permit for 12 months (i.e., March 1, 2022 to February 28, 2023). We will monitor the need for construction staging and will arrange to extend the permit duration in the future as we deem necessary.

Pedestrian operations on the south side of Broadway Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Broadway Avenue will result in the partial occupation of the westbound traffic lane, resulting in a 6.0 metre-wide lane for traffic.

RECOMMENDATIONS

The General Manager, Transportation Services recommends that:

1. City Council authorize the closure of the south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west, for a period of 12 months from March 1, 2022 to February 28, 2023.
2. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
3. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
4. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
5. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
7. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
8. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. City 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. City 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.

FINANCIAL IMPACT

There is no financial impact to the City. Hazelton Investments 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 Broadway Avenue, these fees will be approximately \$65,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formally known as The Ontario Municipal Board, pursuant to its Order issued March 18, 2020 in relation to Board Case No. PL171295 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 75 Broadway Avenue.

COMMENTS

The Development and Timeline

The 38-storey residential building is being constructed by Hazelton Investments at 73-75 Broadway Avenue. The site is bounded by Broadway Avenue to the north, a new 38-storey residential building to the east, an existing 17 storey residential building to the south (150 Roehampton Avenue) and two new 45-storey towers (under construction at 55-65 Broadway Avenue) to the west. The development, in its completed form, will consist of 336 rental apartments and a two level underground parking garage for approximately 118 vehicles. Permanent access will be from Broadway Avenue.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a maximum depth of 12.85 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site.

Major construction activities and associated timelines for the development are described below:

- Demolition: August 2021 to December 2021;
- Excavation and shoring: January 2022 to June 2022;
- Below grade formwork: June 2022 to December 2022;
- Above grade formwork: December 2022 to April 2024;
- Building envelope phase: May 2023 to June 2024; and
- Interior finishes stage: October 2023 to March 2025.

The developer's anticipated required timeline for the construction staging area within the road right-of-way on the south side of Broadway Avenue is for a period of 42 months; however, Transportation Services is recommending that we provide an initial construction staging permit for 12 months. City staff will monitor the need for construction staging and will arrange to extend the permit duration in the future as we deem necessary.

Existing Conditions

Broadway Avenue is characterized by the following conditions:

- It was recently converted from a 2-lane, 2-way east-west roadway, to a 1-lane westbound collector roadway (on the weekend of July 17, 2021).
- It currently operates as one-way roadway on a pavement width of approximately 8.7 metres.
- The regulatory speed limit is 40 km/h.
- There are sidewalks located on both sides of the street.
- St Monica elementary school is located on the north side of Broadway Avenue east of Yonge Street.
- North Toronto Collegiate Institute is located on the south side of Broadway Avenue mid-block between Yonge Street and Redpath Avenue.

Proposed Construction Staging Areas

Construction staging operations on Broadway Avenue will take place within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. Subject to approval, the south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue will be closed, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west.

Pedestrian operations on the south side of Broadway Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

A drawing of the proposed construction staging area is shown in Attachment 1.

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane, and material construction hoist and worker facilities.

Transportation Services will also be implementing a speed limit reduction on Broadway Avenue from 40 km/h to 30 km/h, between Yonge Street and Mount Pleasant Road.

Traffic Mitigation Planning

Through dialogue between the developer and Transportation Services staff, the following traffic mitigation planning measures were identified as being required to accommodate the construction staging area:

1. The closure of the south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west. Pedestrian operations on the south side of Broadway Avenue to be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.
2. For the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
3. For the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
4. For 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.
5. For Transportation Services staff to conduct site checks after the construction staging area is set-up on-street, to identify possible traffic mitigation measures to facilitate traffic through the area.

Vision Zero Construction Safety Planning

Through dialogue between the developer and Transportation Services staff, the following measures were identified as being required to ensure public safety in the vicinity of the construction staging area:

1. As indicated in the previous section, pedestrian operations on the south side of Broadway Avenue to be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.
2. For the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
3. For the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
4. For the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
5. For the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. For the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
7. For the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
8. For the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. For 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.

Efforts to Minimize Construction Duration

Through ongoing dialogue with the developer, Transportation Services is satisfied that Hazelton Investments has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Potential Conflicts with Future Planned Work

A review of the City's Five-Year Major Capital Works Program indicates that sewer rehabilitation work is scheduled for 2024 on Broadway Avenue. Water main replacement, bike lane installation and local road resurfacing are also currently scheduled for 2025 on Broadway Avenue. The developer was informed that any request for a time extension into 2024 and/or 2025 may conflict with the City's capital work, and the staging area (for the 75 Broadway Avenue development) may need to be temporarily removed or modified to accommodate the City's planned activities.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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SIGNATURE

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Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 75 Broadway Avenue

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