

Construction Staging Area Time Extension - 276-294 Main Street and 144 Stephenson Avenue - Phase 2 (Stephenson Avenue)

Date: November 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 19, Beaches-East York

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Tribute Communities is constructing a 27-storey residential condominium building with ground floor retail at 276-294 Main Street and 144 Stephenson Avenue. The west and north sidewalk and a portion of the northbound curb lane on Stephenson Avenue abutting the site are currently closed for Phase 2 of the multi-phase construction staging operations. Toronto and East York Committee Council, at its meeting on April 21, 2021, approved the subject construction staging area on Stephenson Avenue from April 22, 2021 to December 15, 2021. The developer has requested an extension of the duration of the construction staging area on Stephenson Avenue, as the site has experienced a number of construction delays due to poor weather, construction challenges and COVID-19 related delays.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Stephenson Avenue for an additional seven months (i.e. from December 16, 2021 to July 1, 2022), to allow for the construction of the development to be completed.

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 and north sidewalk on Stephenson Avenue between a point 29 metres south of Danforth Avenue and a point 115 meters further south and west, from December 16, 2021 to July 1, 2022.

2. Toronto and East York Community Council authorize the continuation of the closure of a 2.1 metre wide portion of the northbound curb lane on Stephenson Avenue, between a point 19 metres south of Danforth Avenue and a point 95 meters further south, from December 16, 2021 to July 1, 2022.
3. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to be cleared of any construction debris and made safe.
4. Toronto and East York Community Council continue to 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.
5. Toronto and East York Community Council continue to 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.
6. Toronto and East York Community Council continue to direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
7. Toronto and East York Community Council continue to 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.
8. Toronto and East York Community Council continue to 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.
9. Toronto and East York Community Council continue to direct the applicant to install cane detection within the protected walkway to guide pedestrians who are visually impaired.
10. Toronto and East York Community Council continue to direct the applicant to continue 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.
11. Toronto and East York Community Council continue to direct the applicant to continue 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.

12. Toronto and East York Community Council direct that Stephenson Avenue and Main Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Tribute Communities 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 Stephenson Avenue, these fees will be approximately \$130,000.00, including lost revenue from the parking machines.

DECISION HISTORY

At its meeting of April 21, 2021, Toronto and East York Community Council adopted item TE24.52, entitled "Construction Staging Area - 276-294 Main Street and 144 Stephenson Avenue - Phase 2 (Stephenson Avenue)" and in so doing, authorized the closure of the west and north sidewalk on Stephenson Avenue, between a point 29 metres south of Danforth Avenue and a point 115 metres further south and west. Also authorized was the closure of a 2.1 metre wide portion of the northbound curb lane on Stephenson Avenue, between a point 19 metres south of Danforth Avenue and a point 95 meters further south.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.52>

COMMENTS

Status of the Development

A 27-storey residential building is being constructed by Tribute Communities at 276-294 Main Street and 144 Stephenson Avenue. The site is bounded by an existing two-storey commercial/residential building to the north, Stephenson Avenue/Main Street to the east, Stephenson Avenue to the south and a public laneway to the west. The development, in its completed form, will consist of 371 dwelling units with ground-floor retail, a two-level underground parking garage for approximately 133 vehicles and a loading door.

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- Poor weather and construction challenges; and
- COVID-19 related delays.

Consequently, the delays have impacted the original construction schedule. At the time of this report, the developer is currently working on the below grade formwork stage.

Additional major construction activities and associated timelines for the development are as follows:

- Below grade Formwork: June 2021 to March 2022.
- Above grade Formwork: March 2022 to April 2022.
- Building Envelope Phase: April 2022 to May 2022.
- Interior Finishes Stage: May 2022 to Feb 2023.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until July 1, 2022 is essential to complete Phase 2 of the development. The remaining construction phases will be discussed in future staff reports.

Construction Staging Areas

Construction staging operations on Stephenson Avenue is taking place within the existing boulevard allowance on the north and west side of Stephenson Avenue fronting the site. In addition, a portion of the northbound lane is closed to accommodate a pedestrian walkway on the east side of Stephenson Avenue. The north and west sidewalk on Stephenson Avenue is closed, between a point 29 metres south of Danforth Avenue and a point 115 meters further south and west. In addition, a 2.1 metre wide portion of the northbound curb lane is closed on Stephenson Avenue, between a point 19 metres south of Danforth Avenue and a point 95 meters further south.

The north/south portion of Stephenson Avenue abutting the site is reduced to a pavement width of 4.7 metres to 5 metres, and was temporarily converted from two-way traffic to one-way southbound for the duration of this phase.

Pedestrian operations on the west and north side of Stephenson Avenue abutting the site are restricted and pedestrians are directed to a 1.5-metre-wide protected walkway within the closed portion of the existing northbound lane. Pedestrians on the east/west portion of Stephenson Avenue are advised of the temporary sidewalk closure on the north side of Stephenson Avenue, by appropriate advanced warning signage. This signage is installed to clearly inform pedestrians to use the south sidewalk at the intersection of Westlake Avenue and Stephenson Avenue.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, stopping is prohibited at all times on both sides of Stephenson Avenue between Main Street and a point 90 metres south and west (to the first lane west of Main Street, north of Stephenson Avenue).

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

Overall, the existing construction staging areas are operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period for Phase 2 (i.e. December 16, 2021 to July 1, 2022).

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Stephenson Avenue is not expected to conflict with the City's capital works projects.

The Ward Councillor 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

Attachment 1: Existing Construction Staging Area - 276-294 Main Street & 144 Stephenson Avenue

Attachment 1: Construction Staging Area - 276-294 Main Street & 144 Stephenson Avenue

