

Construction Staging Area Time Extension - 276-294 Main Street and 144 Stephenson Avenue - Phase 3 (Stephenson Avenue)

Date: May 9, 2022
To: Toronto and East York Community Council
From: 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. Toronto and East York Committee Council, at its meeting on November 24, 2021, approved an extension for the construction staging area from December 16, 2021 to July 1, 2022.

The developer has requested approval for Phase 3 construction staging, to maintain the closure of the north sidewalk (south of the development site) and to close the north/south portion of Stephenson Avenue (east of the development site) to vehicular traffic.

Transportation Services is requesting authorization to maintain the closure of the north sidewalk and to fully close the north/south portion of Stephenson Avenue for a period of 18 months, from July 2, 2022 to December 31, 2023.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council continue to authorize the closure of the north sidewalk on Stephenson Avenue between the first north/south public lane west of Construction Staging Time Extension - 276-294 Main Street & 144 Stephenson Avenue - Phase 3

Stephenson Avenue and a point 55.6 metres east, from July 2, 2022 to December 31, 2023.

2. Toronto and East York Community Council authorize the closure of the north/south portion of Stephenson Avenue between Main Street/Danforth Avenue and a point approximately 97 meters further south, from July 2, 2022 to December 31, 2023.

3. Toronto and East York Community Council direct the applicant to pressure wash or sweep (weather permitting) 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 continue 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 continue 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 continue 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 continue 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 continue 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 continue 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 \$901,000.00, 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>

At its meeting of November 24, 2021, Toronto and East York Community Council adopted item TE29.40, entitled "Construction Staging Area Time Extension - 276-294 Main Street and 144 Stephenson Avenue - Phase 2 (Stephenson Avenue)" and in so doing, authorized an extension to the duration of the construction staging area on Stephenson Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.40>

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.

The developer has informed staff that it will be ready to implement its Phase 3 construction staging area in July 2022. At the time of this report, the major construction activities and associated timelines for the development are as follows:

- Above grade Formwork: Ongoing to January 2023.
- Building Envelope Phase: Ongoing to February 2023.
- Interior Finishes Stage: Ongoing to December 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, occupancy of the construction staging area until December 31, 2023 is essential to complete Phase 3 of the development.

Construction Staging Areas

As part of Phase 2, 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.

As was set-up for Phase 2, during Phase 3, the north sidewalk on Stephenson Avenue will remain closed, between the first north-south public lane west of Stephenson Avenue and a point 55.6 metres east. Pedestrians on the east/west portion of Stephenson Avenue will continue to be 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.

During Phase 3, the north/south portion of Stephenson Avenue will be closed to vehicular traffic between Main Street/Danforth Avenue and a point approximately 97 metres further south. A 1.5 metre wide portion on the east side of the closed area will accommodate a pedestrian walkway on Stephenson Avenue.

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

A review of the City's Five-Year Major Capital Works Program indicates there is planned road reconstruction on Stephenson Avenue in 2024. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified after December 31, 2023 to accommodate the City's planned activities.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Stephenson Avenue for periods of less than 30 consecutive days over the 18-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, Construction Staging Time Extension - 276-294 Main Street & 144 Stephenson Avenue - Phase 3

there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Construction Staging Area - 276-294 Main Street & 144 Stephenson Avenue - Phase 3

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