

## **Construction Staging Area – 33-49 Avenue Road and 136-148 Yorkville Avenue**

**Date:** May 9, 2022

**To:** Toronto and East York Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

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

First Capital is constructing a 29-storey condominium with a total of 65 units, together with ground and second floor retail, and a 4-level underground parking for approximately 182 cars. The site is located on the north east corner of Avenue Road and Yorkville Avenue.

Transportation Services is requesting approval to close a 1.8 metre wide portion of north sidewalk on Yorkville Avenue, a 1.4 metre wide portion of the east sidewalk on Avenue Road and a 2.1 metre wide portion of the northbound curb lane on Avenue Road for a period of 14 months, from July 2022 to September 2023 to facilitate construction staging operations.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of a 1.8 metre wide portion of the north sidewalk on Yorkville Avenue, between Avenue Road and a point 63 metres east of Avenue Road, from July 2022 to September 2023.
2. City Council authorize the closure of a 1.4 metre wide portion of the east sidewalk and a 2.1 metre wide portion of the northbound curb lane on Avenue Road, between Yorkville Avenue and a point 44 metres north from July 2022 to September 2023.

3. City Council rescind the existing stopping prohibition in effect from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday. except public holidays on the east side of Avenue Road between Yorkville Avenue and a point 44.7 metres north.
4. City Council rescind the existing parking prohibition at all times on the east side of Avenue Road, between Yorkville Avenue and a point 44.7 metres north.
5. City Council prohibit stopping at all times on the east side of Avenue Road, between Yorkville Avenue and a point 44.7 metres north.
6. City 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.
7. City Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
8. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
9. 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.
10. City Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
11. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
12. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.
13. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
14. 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.

15. 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.

16. City Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

17. City Council direct that Avenue Road and Yorkville Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. First Capital 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 and Yorkville Avenue these fees will be approximately \$127,206.12.

## **DECISION HISTORY**

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City Council, at its meeting on July 14, 15 and 16, 2021, adopted Item TE26.4 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 33-49 Avenue Road and 136-148 Yorkville Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE26.4>

## **COMMENTS**

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### **The Development and Timeline**

The site is bounded by Yorkville Village Shopping Centre to the north, The Hazelton Hotel to the east, Yorkville Avenue to the south and Avenue Road to the west.

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 depth of 16 metres.

The major construction activities and associated timeline for the development are described below:

- Demolition: from November 2021 to June 2022;
- Excavation and shoring: from July 2022 to August 2023;

- Below grade formwork: from August 2023 to July 2024;
- Above grade formwork: from July 2024 to November 2026;
- Building envelope phase: from July 2025 to December 2026;
- Interior finishes stage: from March 2026 to November 2027.

## Existing Conditions

Avenue Road is characterized by the following conditions:

- It is a 6-lane, North-South, Major-Arterial roadway
- It operates two way traffic on a pavement width of approximately 18 metres
- The speed limit is 50 km/h
- TTC service is provided by the 13 Avenue bus
- There are sidewalks located on both sides of the street
- Stopping is prohibited 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday. except public holidays on the east side of Avenue Road
- Parking is prohibited at all times on the east side of Avenue Road

Yorkville Avenue is characterized by the following conditions:

- It is a 1-lane, westbound collector roadway
- It operates one way traffic on a pavement width of approximately 7 metres
- The speed limit is 40 km/h
- There are sidewalks located on both sides of the street
- Stopping is currently prohibited on both sides of the street adjacent to the development site

## Proposed Construction Staging Area

Subject to approval, a 1.8 wide portion of the north sidewalk on Yorkville Avenue between Avenue Road and a point 63 metres east of Avenue Road will be closed. A 1.4 metre wide portion of the east sidewalk and a 2.1 metre wide portion of the northbound curb lane on Avenue Road, between Yorkville Avenue and a point 44.7 metres north will be closed to accommodate construction staging operations for the development.

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

Pedestrian movements will be accommodated in a 1.7 metre wide covered walkway within the existing sidewalk on the north side of Yorkville Avenue. Pedestrian movements will be accommodated in a 2.1 metre wide covered walkway within the closed portion of the northbound curb lane on the east side of Avenue Road. The existing TTC bus stops in the area will be maintained and do not require re-location.

One-way westbound traffic movement will be maintained on Yorkville Avenue. The construction staging area will not result in the loss of any on-street parking machine spaces on the north side of Yorkville Avenue. Stopping on both sides of Yorkville Avenue in the subject area are currently prohibited at all times.

Two existing northbound traffic lanes on Avenue Road in the subject area will be maintained. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Avenue Road between Yorkville Avenue and a point 44 metres north.

Finally, 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 Avenue Road and Yorkville Avenue is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that First Capital, has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Avenue Road for periods of less than 30 consecutive days over the 60-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, 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 in this report.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 33-49 Avenue Road

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