

Construction Staging Area – 89 Avenue Road

Date: June 13, 2022
To: Toronto & East York Community Council
From: 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.

Hazelton On The Avenue Inc. is constructing a 20-storey residential condominium building at 89 Avenue Road. The site is located on the east side of Avenue Road between Yorkville Avenue and Webster Avenue.

Transportation Services is requesting approval to close the east sidewalk and a portion of the east side northbound curb lane on Avenue Road for a period of 29 months, from July 20, 2022 to November 30, 2024 to facilitate construction staging operations. Pedestrian operations on the east side of Avenue Road will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

As part of the construction staging, a street-lighting pole with traffic signal equipment will need to be temporarily removed with the traffic signal equipment temporarily relocated. During the temporary conditions, the developer will be required to maintain the traffic control signal and conduct any necessary repairs to City standards.

RECOMMENDATIONS

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

1. City Council authorize the closure of the northbound curb lane on Avenue Road, between a point 138.5 metres north of Yorkville Avenue and a point 100.7 metres further north, and the closure of the east sidewalk and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, between a point 197.2 metres north of Yorkville Avenue and a point 12.2 metres further north, from July 20, 2022 to November 30, 2024.
2. City Council rescind the existing no stopping regulation 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 a point 138.5 metres north of Yorkville Avenue and a point 19.5 metres further north.

3. City Council rescind the existing parking prohibition in effect at all times on the east side of Avenue Road between a point 138.5 metres north of Yorkville Avenue and a point 19.5 metres further north.

4. City Council prohibit stopping at all times on the east side of Avenue Road between a point 138.5 metres north of Yorkville Avenue and a point 19.5 metres further north.

5. City Council authorize the following conditions of the construction staging permit, which relate to the traffic control signal located on Avenue Road 30 metres north of Elgin Avenue, and the temporary removal of a street lighting pole on the east side of Avenue Road (adjacent to the property at 89 Avenue Road) with connected traffic control signal equipment:

- The developer will be required to submit the completed City Traffic Systems Construction & Maintenance Unit's "Takeover Request Form" and submit a security deposit to "The Treasurer, City of Toronto" in advance of the permit being issued. The deposit is required to cover costs incurred by the City, in the event the developer does not provide a service that it must, as stipulated in the permit agreement, relating to traffic control signal modifications and maintenance of the traffic control signal on Avenue Road at 30 metres north of Elgin Avenue. Upon completion of the construction project and return to normal operation, the unused portion of the deposit will be returned to the developer.
- The developer will be responsible for the modification and maintenance of the traffic control signal by one of the electrical contractors pre-approved by the City's Traffic Systems Construction & Maintenance Unit. Maintenance levels specified by the City's Traffic Systems Construction & Maintenance Unit must be followed, to be in accordance with those followed by the City's Electrical Maintenance Contractor for the maintenance of the City's other traffic control signals.
- The developer must provide to Transportation Services a 7 day/24 hr contact name, phone number and email address, for the City's dispatchers to forward operational malfunction/complaints to. If the City's dispatcher is not able to reach the contact by phone to provide details of a malfunction/complaint, then the City's Electrical Maintenance Contractor will be dispatched to investigate and complete repairs and the City's dispatcher will send an email to document the malfunction call and their inability to reach the contact. The response and repair costs will be deducted from the deposit provided to the City.

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 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. Hazelton On The Avenue Inc. 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 closure on Avenue Road, these fees will be approximately \$285,000.00.

The developer will be required to submit a separate security deposit to "The Treasurer, City of Toronto" in the amount of \$85,263.02, to ensure the costs for the traffic control signal modifications and maintenance (which will be the responsibility of the developer) are secured by the City and will be held until completion of work in the construction staging area. The unused portion of the deposit is to be returned to the developer at the end of the construction project, upon the City's acceptance of the ultimate/permanent installation.

DECISION HISTORY

City Council, at its meeting on July 8, 9, 10 and 11, 2014 adopted Item MM54.31 entitled "89 Avenue Road: Municipal Board Appeal re Zoning Amendment - by Councillor Kristyn Wong-Tam, seconded by Councillor Frank Di Giorgio".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.MM54.31>

COMMENTS

The Development and Timeline

Hazelton On The Avenue Inc. is constructing a 20-storey residential condominium with 30 units at 89 Avenue Road, with three-levels of underground parking for 59 parking spaces. The site is located on the east side of Avenue Road between Yorkville Avenue and Webster Avenue. The site is bounded by Avenue Road to the west, a 12-storey condominium to the north with ground floor commercial use, the Yorkville Village Shopping Mall to the south and residential land use to the east.

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 12.3 metres. 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.

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

- Excavation and shoring: from October 2021 to October 2022;
- Below grade formwork: from July 2022 to April 2023;
- Above grade formwork: from April 2023 to December 2023;
- Building envelope phase: from June 2023 to April 2024; and
- Interior finishes stage: from April 2023 to December 2024.

Existing Conditions

Avenue Road is characterized by the following conditions:

- It is a six-lane, north-south, major arterial roadway

- It operates two-way traffic on a pavement width of approximately 18.9 metres
- The speed limit is 50 km/h
- TTC service is provided by the 13 Avenue Road bus route
- There are sidewalks located on both sides of the street
- South of the site are the Yorkville Village Shopping Mall and Yorkville Avenue, a pedestrian trip generator with a high concentration of restaurants and shops

The parking regulations on Avenue Road, within the subject section are as follows:

East side

- No stopping between Yorkville Avenue and a point 158 metres north, 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.
- No stopping anytime between a point 158 metres north of Yorkville Avenue to a point 85.8 metres further north
- No parking anytime between Yorkville Avenue and a point 293 metres north

West side

- No stopping between a point 15 metres north of Lowther Avenue and a point 15 metres south of Elgin Avenue, from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday except public holidays
- No stopping anytime between a point 15 metres south of Elgin Avenue and a point 63.8 metres north of Elgin Avenue
- No stopping between a point 63.8 metres north of Elgin Avenue and a point 15 metres south of Tranby Avenue, from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday except public holidays

Proposed Construction Staging Area

Subject to approval, the northbound curb lane on Avenue Road, between a point 138.5 metres north of Yorkville Avenue and a point 100.7 metres further north, will be closed to accommodate construction staging operations for the development. In addition, the east sidewalk on Avenue Road will be closed and pedestrian operations will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the northbound curb lane, between a point 197.2 metres north of Yorkville Avenue and a point 12.2 metres further north. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times. TTC service will not be affected.

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 are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Avenue Road 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 Hazelton On The Avenue Inc., 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 29-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

Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 89 Avenue Road

