

## **Construction Staging Area – 10 Prince Arthur Avenue**

**Date:** June 6, 2023  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

---

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

Accel Construction Management Inc. is constructing a seven-storey residential condominium building at 10 Prince Arthur Avenue. The site is located on the north side of Prince Arthur Avenue between Avenue Road and Bedford Road.

Transportation Services is requesting approval to temporarily close the north sidewalk and a portion of the eastbound lane's north side on Prince Arthur Avenue for a period of 13 months, from June 23, 2023 to June 30, 2024 to facilitate construction staging operations. Pedestrian movements on the north side of Prince Arthur Avenue will be maintained in a covered and protected walkway within the closed portion of the eastbound lane. One-way eastbound traffic will be maintained on Prince Arthur Avenue. The construction staging area will result in the temporary loss of four parking spaces on the south side of Prince Arthur Avenue.

### **RECOMMENDATIONS**

---

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

1. Toronto and East York Community Council authorize the closure of the north side sidewalk and a 3.6 metre wide portion of the eastbound lane's north side on Prince Arthur Avenue, between a point 60.6 metres west of Avenue Road and a point 36.5 metres further west and provision of a temporary pedestrian walkway within the closed portion of Prince Arthur Avenue, from June 23, 2023 to June 30, 2024.
2. Toronto and East York Community Council rescind the existing no parking prohibition in effect all times, on the north side of Prince Arthur Avenue, between a point 60.6 metres west of Avenue Road and a point 36.5 metres further west.

3. Toronto and East York Community Council rescind the existing permit parking in effect from 12:01 a.m. to 7:00a.m. daily, on the odd side of Prince Arthur Avenue, between a point 60.6 metres west of Avenue Road and a point 36.5 metres further west.
4. Toronto and East York Community Council rescind the existing parking machine regulation on the south side of Prince Arthur Avenue, between a point 60.6 metres west of Avenue Road and a point 36.5 metres further west, from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, for a maximum period of three hours and at a rate of \$3.00 per hour.
5. Toronto and East York Community Council prohibit stopping at all times on both sides of Prince Arthur Avenue, between a point 60.6 metres west of Avenue Road and a point 36.5 metres further west.
6. Toronto and East York Community Council direct the applicant to sweep 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. Toronto and East York Community Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
8. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

14. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community Council direct that Prince Arthur Avenue be returned to pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

---

There is no financial impact to the City. Accel Construction Management 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 closures on Prince Arthur Avenue, these fees will be approximately \$175,000.00 including lost revenue from the parking machines.

## **DECISION HISTORY**

---

Ontario Land Tribunal, pursuant to its Order issued August 4, 2022 in relation to Case Number OLT-22-004132, authorized an amendment to Zoning By-law 438-86, for the lands municipally known as 10 Prince Arthur Avenue.

## **COMMENTS**

---

### **The Development and Timeline**

Accel Construction Management Inc. is constructing a seven-storey mixed-use condominium building with 26 residential units, two commercial units, space and two levels of underground parking for 85 parking spaces at 10 Prince Arthur Avenue. The site is located on the north side of Prince Arthur Avenue, between Avenue Road and Bedford Road. 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 approximately 10 metres.

Permanent parking access will be from Prince Arthur Avenue. The site is bounded by two-storey residential buildings to the north, a two-storey mixed use building to the east, Prince Arthur Avenue to the south, and a 22-storey residential building 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. Various options were explored by the developer to set up construction staging operations for the development. 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 November 2022 to April 2023;
- Below grade formwork: from May 2023 to July 2023;
- Above grade formwork: from August 2023 to January 2024;
- Building envelope phase: from December 2023 to June 2024; and
- Interior finishes stage: from June 2024 to February 2025.

## **Existing Conditions**

Prince Arthur Avenue is characterized by the following conditions:

- It is a one-lane, eastbound, local roadway
- It operates one-way traffic on a pavement width of approximately 7.3 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

### **North side**

- No parking anytime

### **South side**

- Permit parking from 12:01 a.m. to 7:00a.m. daily
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. on Sunday.
- Unsigned statutory three-hour maximum parking is in effect at all other times

## **Proposed Construction Staging Area**

Subject to approval, from June 23, 2023 to June 30, 2024, the north sidewalk and a 3.6 metre wide portion of the eastbound lane's north side will be closed on Prince Arthur Avenue, between a point 60.6 metres west of Avenue Road and a point 36.5 metres further west, to facilitate construction staging operations. Pedestrian operations will be maintained in a minimum 1.8 metre wide covered and protected walkway in the closed portion of the eastbound lane on Prince Arthur Avenue. The eastbound traffic lane will be reduced from approximately 7.3 metres to 3.7 metres wide fronting the development site on Prince Arthur Avenue.

To accommodate the staging area on the north side of the roadway, four existing parking machine spaces that are also used for permit parking on the south side of Prince Arthur Avenue, across from the subject construction staging area, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these four parking spaces. In consultation with City's Permit Parking section, the area bounded by Bloor Street West (to the south), St. George Street (to the west), Dupont Street/Roxborough Street West (to the north) and Yonge Street (to the east) will be able to absorb the additional on-street parking for the four lost spaces. Stopping will also be prohibited at all times on both sides of Prince Arthur Avenue in the area of the development.

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 that Toronto Hydro work is planned on Prince Arthur Avenue, between June 1 and August 1, 2023. The developer was informed that the subject staging area may conflict with Toronto Hydro's work, and the staging area may need to be temporarily removed or modified to accommodate the City's planned activities. Failure of the developer to remove or modify the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Accel Construction Management 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 Prince Arthur Avenue for periods of less than 30 consecutive days over the 13-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**

---

Stuart McGhie, Acting Manager, Work Zone Construction Coordination, Transportation Services, (416) 395-7468, [Stuart.McGhie@toronto.ca](mailto:Stuart.McGhie@toronto.ca).

## **SIGNATURE**

---

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

## **ATTACHMENTS**

---

Attachment 1: Proposed Construction Staging Area - 10 Prince Arthur Avenue

Attachment 1: Proposed Construction Staging Area - 10 Prince Arthur Avenue

