

Construction Staging Area Time Extension – 33-49 Avenue Road and 136-148 Yorkville Avenue

Date: August 29, 2023
To: Toronto and 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.

First Capital is constructing a 29-storey condominium residential building, located on the north-east corner of Avenue Road and Yorkville Avenue. The north sidewalk on Yorkville Avenue, and northbound curb lane and a section of the sidewalk on Avenue Road, fronting the site is currently closed to accommodate construction staging operations.

At its meeting on June 15 and 16, 2022, City Council approved the subject construction staging areas from July 2022 to September 2023. The initial time period was to allow construction staging for the first phase of the project. The developer is now prepared to proceed with the next phase of the project to undertake construction of the building.

Transportation Services is requesting authorization to extend the duration of the construction staging area from October 1, 2023 to December 31, 2028 to allow for construction of the development to be completed

RECOMMENDATIONS

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

1. City Council authorize the continuation of 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 October 1, 2023 to December 31, 2028.

2. City Council authorize the continuation of 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 October 1, 2023 to December 31, 2028.
3. City Council direct the applicant to continue to 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. City Council direct the applicant to continue to construct (as per the City's engineer approved specifications) and maintain a fully covered, protected and unobstructed walkway, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
5. City Council direct the applicant to continue 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.
6. City Council 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.
7. City Council direct the applicant to continue 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.
8. City Council direct the applicant to continue 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.
9. City Council direct the applicant to continue 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.
10. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. City Council 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.
12. City Council 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.

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

14. 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

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 \$497,000.

DECISION HISTORY

City Council, at its meeting of June 15 and 16, 2022, adopted item TE33.39, entitled "Construction Staging Area - 33-49 Avenue Road and 136-148 Yorkville Avenue" authorizing a temporary closure on the public right-of-way on Avenue Road and Yorkville Avenue to facilitate construction staging operations
<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE33.39>

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

Status of the Development

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. All permanent access will be from Avenue Road. The height of the building varies; at the highest point it is approximately 130 m above street level.

The site is bounded by Yorkville Village Shopping Centre (55 Avenue Road) to the north, The Hazelton Hotel (118 Yorkville Avenue) to the east, Yorkville Avenue to the south, and Avenue Road to the west.

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

- Shoring & Excavation: March 2023 to June 2024;
- Below grade Formwork: June 2024 to March 2025;
- Above grade Formwork: March 2025 to April 2027;
- Building Envelope Phase: February 2026 to July 2027; and
- Interior Finishes Stage: October 2026 to December 2028.

The developer has requested an extension of the duration of the construction staging area on Avenue Road and Yorkville Avenue in order to proceed with the next phase of construction.

Due to delays obtaining a permit the overall project schedule, and project end date was extended from November 2027 to December 2028. The developer also 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. Continued occupancy of the construction staging areas starting from October 1, 2023 until December 31, 2028 is therefore essential to complete the development.

Construction Staging Area

Yorkville Avenue

Construction staging operations on Yorkville Avenue will continue to take place within 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. Pedestrian movements will be maintained in a 1.7 metre wide covered walkway within the existing sidewalk on the north side of Yorkville Avenue. One-way westbound traffic movements will be maintained.

Avenue Road

Construction staging operations on Avenue Road will continue to take place within a 1.4 metre wide portion of the northbound curb lane on Avenue 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. Pedestrian movements will be accommodated in a 1.5 metre wide covered walkway within the closed portion of the northbound curb lane on the east side of Avenue Road. Two existing northbound traffic lanes on Avenue Road, and the existing TTC bus stops in the area are being preserved.

The proposed time extension for the subject construction staging areas is shown in Attachment 1.

A review of the City's Five-Year Major Capital Works Program indicates there are local geometric safety improvements planned for 2023 on Yorkville Avenue in the vicinity of the staging area. The developer has been informed that the staging areas may need to be temporarily removed or modified to accommodate the planned activities, and failure

to do so 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.

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.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Phase 2, Construction Staging Area - 33-49 Avenue Road and 136-148 Yorkville Avenue

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