

Construction Staging Area – 10 Elm Avenue

Date: October 30, 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.

Eastern Construction is constructing a 4 storey Performance Theatre at 10 Elm Avenue. The site is located at the northeast corner of Mount Pleasant Road and Elm Avenue.

Transportation Services is requesting approval to temporarily close a portion of the northbound lane on Mount Pleasant Road and a portion of the sidewalk on the east side of Mount Pleasant Road for a period of 19 months, from November 16, 2023 to May 31, 2025 to accommodate a construction staging area.

Pedestrian operations on the east side of Mount Pleasant Road will be maintained in a covered and protected walkway within the closed portion of the existing northbound lane. Two-way traffic movement and the four lanes will be maintained on Mount Pleasant Road.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 3.8 metre wide portion of the northbound curb lane on Mount Pleasant Road, between Elm Avenue and a point 118 metres further north, and provision of a temporary pedestrian walkway within the closed portion of Mount Pleasant Road, from November 16, 2023 to May 31, 2025.
2. Toronto and East York Community Council rescind the existing no parking prohibition in effect all times, on the east side of Mount Pleasant Road, between Elm Avenue and a point 118 metres north.

3. Toronto and East York Community Council rescind the existing stopping prohibition in effect from 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays on the east side of Mount Pleasant Road, between Elm Avenue and a point 118 metres north.
4. Toronto and East York Community Council prohibit stopping at all times on the east side of Mount Pleasant Road, between Elm Avenue and a point 118 metres north.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. 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.

15. 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.

16. Toronto and East York Community Council direct that Mount Pleasant 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. Eastern Construction 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 Mount Pleasant Road, these fees will be approximately \$242,000.00.

DECISION HISTORY

City Council, at its meeting on May 5, 2021, adopted Item TE24.15 and in so doing, approved the demolition of an existing Unrated building and the construction of a new building on lands known municipally as 10 Elm Avenue.

[Agenda Item History - 2021.TE24.15 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Eastern Construction is constructing a 4 storey Performance Theatre at 10 Elm Avenue. The site is located on the northeast corner of Mount Pleasant Road and Elm Avenue. The site is bounded by an educational facility to the north, Elm Avenue to the south, Mount Pleasant Road to the west, and an educational facility to the east. 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 maximum depth of 5 metres.

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 May 2023 to October 2023;
- Below grade formwork: from October 2023 to February 2024;
- Above grade formwork: from February 2024 to May 2024;
- Building envelope phase: from May 2024 to September 2024; and
- Interior finishes stage: from September 2024 to May 2025.

Existing Conditions

Mount Pleasant Road is characterized by the following conditions:

- It is a four-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 16 metres
- The speed limit is 50 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 Mount Pleasant Road, within the subject section are as follows:

West side

- No parking anytime

East side

- No parking anytime
- No stopping 3:30 p.m. to 6:30 p.m. Monday to Friday, except public holidays

Proposed Construction Staging Area

Construction staging operations on Mount Pleasant Road will take place within the existing boulevard allowance and the northbound curb lane on the east side of Mount Pleasant Road. The east sidewalk and the northbound curb lane on Mount Pleasant Road, between Elm Avenue and a point 118 metres further north, will be closed to accommodate construction staging operations for the development. Pedestrian operations on the east side of Mount Pleasant Road will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane on the east side of Mount Pleasant Road.

Two traffic lanes in both the southbound and northbound directions on Mount Pleasant Road will be maintained and narrowed from approximately 4.6 metres to 3.0 metres wide.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Mount Pleasant Road, between Elm Avenue and a point 118 metres north.

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 Mount Pleasant 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 Eastern Construction, 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 Mount Pleasant Road or periods of less than 30 consecutive days over the 19-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 Coordination and Traffic Mitigation,
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: Proposed Construction Staging Area - 10 Elm Avenue

Attachment 1: Proposed Construction Staging Area - 10 Elm Avenue

