

Construction Staging Area – Harlandale Avenue

Date: February 5, 2024
To: North York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 18, Willowdale

SUMMARY

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

TTC has undertaken the construction of a duct-bank and pavement rehabilitation on the south side of Harlandale Avenue, between Yonge Street and Beecroft Road.

Transportation Services is requesting approval to temporarily close the south sidewalk, eastbound traffic lane, and the parking lanes on both sides of Harlandale Avenue for a period of seven months, from February 29, 2024 to September 30, 2024 to facilitate construction staging operations. Pedestrian movements on the south side of Harlandale Avenue abutting the site will be restricted and pedestrians will be directed to the north side sidewalk of Harlandale Avenue. In addition, authorization is being requested to convert the subject section of Harlandale Avenue abutting the site from a two-way traffic operation to a one-way eastbound traffic operation.

The construction staging area will result in the loss of 35 GreenP, and four parking machine spaces on Harlandale Avenue.

RECOMMENDATIONS

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

1. North York Community Council authorize the closure of the south sidewalk, the south side parking lane, and a 2.5 metre wide portion of the eastbound traffic lane on Harlandale Avenue, between a point 17 metres west of Yonge Street and a point 22.5 metres further west, from February 29, 2024 to September 30, 2024, inclusive.
2. North York Community Council authorize the closure of the south sidewalk, the south side parking lane, the north side parking lane, and a 2.5 metre wide portion of the

eastbound traffic lane on Harlandale Avenue, between a point 70 metres west of Yonge Street and a point 37 metres further west, from February 29, 2024 to September 30, 2024, inclusive.

3. North York Community Council designate Harlandale Avenue, between Yonge Street and Beecroft Road, as one-way for eastbound traffic only.

4. North York Community Council rescind the existing parking machine regulation in effect 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$5.25 for 1 hour, for maximum period of 3 hours, on the south side of Harlandale Avenue, between a point 9 metres west of Yonge Street and a point 36 metres west of Yonge Street.

5. North York Community Council prohibit northbound left-turns at all times at Yonge Street and Harlandale Avenue from February 29, 2024 to September 30, 2024, inclusive.

6. North York Community Council prohibit southbound right-turns at all times at Yonge Street and Harlandale Avenue from February 29, 2024 to September 30, 2024, inclusive.

7. North York Community Council prohibit northbound left-turns at all times at Harlandale Avenue and Laneway West of Yonge Street and South of Harlandale Avenue from February 29, 2024 to September 30, 2024, inclusive.

8. North York Community Council rescind the existing taxicab designation for two taxicabs in effect at all times on the south side of Harlandale Avenue, between a point 6 metres west of Yonge Street and a point 12 metres further west.

9. North York Community Council prohibit standing at all times on the south side of Harlandale Avenue, between a point 6 metres west of Yonge Street and a point 12 metres further west.

10. North York Community Council rescind the existing permitted angle parking regulation in effect on the south side of Harlandale Avenue, between Yonge Street and a point 45.8 metres west of Yonge Street.

11. North 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.

12. North 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).

13. North 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.

14. North 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.

15. North 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.

16. North 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.

17. North 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.

18. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

19. North 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.

20. North 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.

21. North York Community Council direct the applicant to 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, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

22. North York Community Council direct that Harlandale Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

23. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. TTC 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 Harlandale Avenue these fees will be approximately \$330,000.00. To compensate for the loss of revenue resulting from the temporary removal of parking machine spaces TTC entered into a Memorandum of Understanding and agreed to directly reimburse Toronto Parking Authority for the loss of these spaces.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

TTC has undertaken the construction of a duct-bank and pavement rehabilitation on the south side of Harlandale Avenue, between Yonge Street and Beecroft Road. The site is bounded by (The Atrium) multi-unit residential building and GreenP parking lot to the north, Yonge Street to the east, Beecroft Road to the west, and TTC Sheppard Yonge Station located to the south.

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 within the development site. 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:

- Demolition: from January 2024 to March 2024
- Excavation: from February 2024 to July 2024;
- Below grade work: from March 2024 to October 2024; and
- Above grade work: from February 2024 to September 2024

Existing Conditions

Harlandale Avenue is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 5.7 metres
- Daily traffic volume data is not available for this section of Harlandale Avenue

- 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
- TTC Yonge Sheppard Station is located on the south side of Harlandale Avenue

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

North side

- Stands for taxicabs at a point 45.8 metres west of Yonge Street
- No parking between Beecroft Road and a point 35 metres east
- No parking between a point 14 metres east of Beecroft Road and a point 11 metres further east
- Parking machine regulation 8:00 a.m. to 9:00 p.m. Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$5.25 for 1 hour for maximum period of 3 hours between a point 9 metres west of Yonge Street and a point 42 metres west of Yonge Street
- On-street, GreenP parallel parking in effect at all times at a rate of \$2.75 per each half-hour, \$17.00 maximum 7:00 a.m. to 6:00 p.m., and \$10.00 maximum 6:00 p.m. - 7:00 a.m., between a point 39 metres east of Beecroft Road and a point 87 metres further east

South side

- No parking between Beecroft Road and a point 35 metres east
- No parking between a point 45.8 metres west of Yonge Street and a point 23 metres west thereof
- Parking machine regulation 8:00 a.m. to 9:00 p.m. Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$5.25 for 1 hour for maximum period of 3 hours between a point 9 metres west of Yonge Street and a point 36 metres west of Yonge Street
- Permitted angle parking between Yonge St and a point 45.8 metres west of Yonge Street
- Stands for taxicabs, between a point 6 metres west of Yonge Street and a point 12 metres further west
- On-street, GreenP perpendicular parking in effect at all times at a rate of \$2.75 per each half-hour, \$17.00 maximum 7:00 a.m. to 6:00 p.m., and \$10.00 maximum 6:00 p.m. - 7:00 a.m., between a point 39 metres east of Beecroft Road and a point 71 metres further east

Proposed Construction Staging Area

Subject to approval, the south sidewalk, a 2.5 metre wide portion of the eastbound traffic lane, and parking lanes on both sides of Harlandale Avenue, between a point 17 metres west of Yonge Street and a point 90 metres further west will be closed to accommodate construction staging operations for the development. Pedestrian movements on the south side of Harlandale Avenue will be restricted and directed to the north side sidewalk on Harlandale Avenue. Pedestrians will be able to access the north side of Harlandale Avenue using the all-way stop-control with a pedestrian crossing on Harlandale Avenue at Yonge Street, and on Harlandale Avenue at Beecroft Road. Access to TTC Sheppard Yonge Station on the south side of Harlandale Avenue will be closed.

Due to the available road width of just 5.5 metres around the construction staging area the section of Harlandale Avenue, between Yonge Street and Beecroft Road abutting the site will be converted from a two-way traffic operation to a one-way eastbound traffic operation.

Furthermore, to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that the existing 35 GreenP, and four parking machine spaces on Harlandale Avenue, between Yonge Street and Beecroft Road be temporarily removed. To compensate for the loss of revenue resulting from the temporary removal of the subject parking spaces TTC entered into a Memorandum of Understanding and agreed to directly reimburse Toronto Parking Authority for the loss of these spaces.

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

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Construction Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

This development site being reported upon, has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to.

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 Harlandale 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 Toronto Transit Commission, 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 Harlandale Avenue for periods of less than 30 consecutive days over the 7-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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Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - Harlandale Avenue and Yonge Street, TTC Sheppard Yonge Station

