

Construction Staging Area Time Extension - Harlandale Avenue

Date: November 15, 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.

The Toronto Transit Commission (TTC) has undertaken the installation of a duct bank and pavement rehabilitation on the south side of Harlandale Avenue, between Yonge Street and Beecroft Road.

At its meeting of February 22, 2024, North York Community Council authorized the temporary closure of the south sidewalk, eastbound traffic lane and the on-street parking spaces on both sides of Harlandale Avenue, from February 29, 2024 to September 30, 2024.

TTC has requested an extension of the duration of the construction staging area on Harlandale Avenue, as the site has experienced a number of construction delays due to multiple conflicts with underground utilities.

In view of the above, Transportation Services is requesting authorization to extend the duration of the above noted closures, for an additional six months, from December 4, 2024 to May 31, 2025.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. North York Community Council authorize the continuation of 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 December 4, 2024 to May 31, 2025, inclusive.

2. North York Community Council authorize the continuation of 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 December 4, 2024 to May 31, 2025, inclusive.

3. North York Community Council continue to 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.

4. North York Community Council continue to 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).

5. North York Community Council continue to 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.

6. North York Community Council continue to 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.

7. North York Community Council continue to 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.

8. North York Community Council continue to 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.

9. North York Community Council continue to 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.

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

11. North York Community Council continue to 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.

12. North York Community Council continue to 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.

13. North York Community Council continue to 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.

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

15. North York Community Council continue to 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 closures on Harlandale Avenue these fees will be approximately \$285,000.00. 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

At its meeting of February 22, 2024, North York Community Council adopted item NY11.20, entitled "Harlandale Avenue - Construction Staging Area" and in so doing, authorized a construction staging area on Harlandale Avenue, from February 29, 2024 to September 30, 2024.

[Agenda Item History - 2024.NY11.20 \(toronto.ca\)](#)

COMMENTS

Status of the Project

TTC has undertaken the installation 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 a residential building to the north, Yonge Street to the east, Beecroft Road to the west, and TTC Sheppard-Yonge Station to the south.

Based on the information provided by the developer, the project has experienced a number of construction delays due to unforeseen issues with underground utilities. Consequently, the delays have impacted the original construction schedule. At the time of this report, TTC is currently working on excavation and below grade work to complete temporary shoring for the water and pile installation stages, manhole construction, and interior electrical work. Therefore, continued occupancy of the construction staging area until May 31, 2025 is essential to complete the project.

The TTC Sheppard-Yonge Station covers the majority of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. The property is further constrained by the adjacent neighbours where there is no opportunity for temporary use of their lands. Given the physical site constraints and the space required to maneuver construction vehicles, the continued occupation within the right-of-way on the south side of Harlandale Avenue for construction staging operations is essential to complete the project.

Construction Staging Area

Currently, 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 are closed to accommodate construction staging operations for the project. With the south side sidewalk closed on Harlandale Avenue, pedestrians are directed to the north sidewalk. The one-way eastbound traffic operation on Harlandale Avenue will continue to be in effect.

A drawing of the existing construction staging area is included in Attachment 1.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

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.

If the proposed staging area is not approved, TTC's only option will be to apply for day-use permits of Harlandale Avenue for periods of less than 30 consecutive days over the six-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

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Extension of Closure Duration - Harlandale Avenue and Yonge Street,
TTC Sheppard Yonge Station

Attachment 1: Extension of Closure Duration - Harlandale Avenue and Yonge Street, TTC Sheppard Yonge Station

