

Construction Staging Area – Delisle Avenue (1-11 Delisle Avenue and 1496-1510 Yonge Street)

Date: June 21, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

Globizen Developments Inc. is constructing a 44-storey residential building at 1-11 Delisle Avenue and 1496-1510 Yonge Street. The site is located on the southwest corner of Delisle Avenue and Yonge Street.

Transportation Services is requesting authorization to close the south sidewalk on Delisle Avenue for a period of 35 months, from July 30, 2024 to June 30, 2027 to facilitate construction staging operations. Pedestrian movements on the south side of Delisle Avenue abutting the site will be restricted and pedestrians will be directed to the north side sidewalk of Delisle Avenue.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk on Delisle Avenue, between Yonge Street and a point 67 metres west, from July 30, 2024 to June 30, 2027, inclusive.
2. 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.
3. 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

4. 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).
5. 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.
6. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

13. Toronto and East 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.

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

15. Toronto and East York Community 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. Globizen Developments 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 Delisle Avenue these fees will be approximately \$132,000.00.

DECISION HISTORY

City Council, at its meeting on July 28 and 29, 2020, adopted without amendments and without debate Item - 2020.TE16.4 entitled 1-11 Delisle Avenue and 1496-1510 Yonge Street - Official Plan and Zoning By-law Amendment Application - Final Report
<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE16.4>

COMMENTS

The Development and Timeline

Globizen Developments Inc is constructing a 44-storey mixed-use building and four-levels of underground parking at 1-11 Delisle Avenue and 1496-1510 Yonge Street. All permanent access will be from Delisle Avenue. The site is bounded by Delisle Avenue to the north, Yonge Street to the east, existing condominium buildings to the south and west. The major construction activities and associated timeline for the development are described below:

- Demolition: from Completed;
- Excavation and shoring: Completed;
- Below grade formwork: Completed;
- Above grade formwork: from May 2024 to April 2026;
- Building envelope phase: from March 2025 to June 2026; and
- Interior finishes stage: from April 2025 to November 2026.

Existing Conditions

Delisle 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 7.2 metres
- The daily two-way traffic volume is approximately 6,000 vehicles
- 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
- There are traffic calming speed humps installed on Delisle Avenue

North side

- No stopping anytime

South side

- No stopping anytime

Proposed Construction Staging Area

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.

Based on the information provided by the developer, a closure of the south sidewalk on Delisle Avenue, between Yonge Street and a point 67 metres west is required to facilitate delivery of construction materials such as concrete and steel rebar. It should be noted that the hoist location and hoist loading bay step out of the north face of the building. Heavy trucks will need access the hoist to offload materials. Due to the location of the hoist and space requirements for offloading materials, it is not feasible to maintain the existing sidewalk, nor provide covered and protected walkway on the south side of the roadway.

Pedestrians will be redirected to the north side at Yonge Street and Delisle Avenue, where there is an eastbound stop control. On the west end of the roadway, pedestrians will be redirected to the north side at the existing Pedestrian Crossover, approximately, 100 metres west of Yonge Street.

Pedestrian operations on the west side of Yonge Street, between Delisle Avenue and a point 26 metres south, will be maintained inside a 2.1 metre wide covered and protected walkway located within the existing sidewalk. Existing vehicle lanes and bicycle lanes will be maintained on Yonge Street. TTC service will not be affected.

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 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. Bell Canada has cable direct buried work planned for 2024.

A review of the City's Five-Year Major Capital Works Program on Yonge Street indicates that Toronto Hydro Electric System Ltd. has overhead, and underground civil and electrical work planned in 2025. Toronto Water has sewer rehabilitation work planned for 2024. On Delisle Avenue, a local road resurfacing work planned in 2026, and Bell Canada has cable direct buried work planned in 2024.

A review of the City's Five-Year Major Capital Works Program on Delisle Avenue indicates that Transportation Services has local road resurfacing work planned in 2026, and Bell Canada has cable direct buried work planned in 2024.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned Capital Works, 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.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Globizen Developments 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 Delisle Avenue for periods of less than 30 consecutive days over the 35-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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1-11 Delisle Avenue and 1496-1510 Yonge Street

Proposed Construction Staging Area - 1-11 Delisle Avenue and 1496-1510 Yonge Street

