

Construction Staging Area – 155 Balmoral Avenue

Date: September 6, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

As Avenue Road is classified as a major arterial roadway, City Council approval of this report is required.

Amica Mature Lifestyles Inc. has undertaken the construction of a 13-storey residential building at 145-155 Balmoral Avenue. The site is located on the southeast corner of Avenue Road and Balmoral Avenue. The two northbound lanes on Avenue Road and east sidewalk on Avenue Road are currently closed for construction staging operations. The traffic lanes on Avenue Road have been reconfigured to maintain two northbound and two southbound traffic lanes. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting authorization to formalize the above noted closure with a provision for a covered and protected walkway in the closed northbound curb lane on Avenue Road.

The developer has requested the subject construction staging areas for a period of 14 months, from November 1, 2024 to December 31, 2025.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk, two northbound traffic lanes on Avenue Road, between Balmoral Road and a point 40 metres south and provision of a temporary 1.9 metre pedestrian walkway within the closed portion of the traffic lane, from November 1, 2024 to December 31, 2025, inclusive.

2. City Council authorize the closure of 1.0 metre wide portion of the eastbound traffic lane on Balmoral Avenue, between Avenue Road and a point 75 metres east, from November 1, 2024 to December 31, 2025, inclusive.
3. City Council rescind the existing stopping prohibition in effect 3:00 p.m. to 7:00 p.m., Monday. to Friday., except public holidays on the east side of Avenue Road, between Balmoral Road and Farnham Avenue.
4. City Council rescind the existing parking prohibition in effect at all times on the east side of Avenue Road, between Balmoral Road and Farnham Avenue.
5. City Council prohibit stopping at all times on the east side of Avenue Road, between Balmoral Avenue and Farnham Avenue.
6. City Council rescind the existing permit parking regulation in effect from 1:00 a.m. to 10:00 a.m. daily, on the even (north) side of Balmoral Avenue, from Avenue Road to a point 61 metres east.
7. City Council rescind the existing parking prohibition in effect on the south side of Balmoral Avenue, between Avenue Road and a point 75 metres east.
8. City Council prohibit stopping at all times on the north side of Balmoral Avenue, between Avenue Road and a point 61 metres east.
9. City Council prohibit stopping at all times on the south side of Balmoral Avenue, between Avenue Road and a point 75 metres east.
10. City 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.
11. City 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).
12. City Council direct the applicant to ensure that the existing sidewalks or the pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
13. City 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.
14. City 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.

15. City 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.

16. City 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.

17. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

18. City 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.

19. City 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.

20. City 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.

21. City Council direct that Avenue Road and Balmoral Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

22. 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. Amica Mature Lifestyles 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 closures on Avenue Road and on Balmoral Avenue these fees will be approximately \$425,000.00.

DECISION HISTORY

City Council, at its meeting on July 19, 2022, adopted Item - 2022.MM47.41 and in so doing adopted technical amendments to By-law 816-2021 and By-law 817-2021 - by

Councillor Josh Matlow, seconded by Councillor Mike Colle for the lands municipally known as 145-155 Balmoral Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.MM47.41>

City Council, at its meeting on December 16, 2020, adopted Item - 2020.TE21.5 and in so doing adopted Official Plan and Zoning By-law Amendment Application for the lands municipally known as 145-155 Balmoral Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE21.5>

COMMENTS

The Development and Timeline

Amica Mature Lifestyles Inc. is constructing a 13-storey residential building with 147 units and one level underground parking at 145-155 Balmoral Avenue. All permanent vehicle access will be from Balmoral Avenue. The site is bounded by Balmoral Avenue to the north, a single family residential home to the east, Avenue Road to the west, and a condominium building to the south.

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

- Demolition: from March 2023 to October 2023
- Excavation and shoring: from October 2023 to July 2024;
- Below grade formwork: from March 2024 to August 2024;
- Above grade formwork: from July 2024 to December 2025;
- Building envelope phase: from March 2025 to April 2026, and;
- Interior finishes stage: from January 2025 to May 2026.

Existing Conditions

Avenue Road is characterized by the following conditions:

- It is a six-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 19 metres
- The daily two-way traffic volume is approximately 19,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by the bus number 13A, 13B, and 13
- There are sidewalks located on both sides of the street

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

East side

- No parking anytime
- No stopping anytime from 3:00 p.m. to 7:00 p.m., Monday to Friday., except public holidays

West side

- No parking anytime

- No stopping anytime from., 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays

Balmoral 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 7.4 metres
- The daily two-way traffic volume is approximately 2,300 vehicles
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both of the street
- *There are speed humps traffic calming measures installed on Balmoral Avenue*

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

North side

- Permit parking in effect from 1:00 a.m. to 10:00 a.m.
- Maximum three hour parking permitted at all other times

South side

- No parking anytime

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. Based on the information provided by the developer, the excavation depth from the street level is approximately 5 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to minimize the impact of construction staging operations on the transportation network, such as staging on Balmoral Avenue. Due to the narrow pavement width on Balmoral Avenue, construction staging was not feasible without negatively impacting access to the neighbouring residential properties. Moreover, 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. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

Construction staging operations are currently taking place within the existing sidewalk, and two northbound traffic lanes on the east side of Avenue Road, between Balmoral Avenue and a point 40 metres south. In order to mitigate the traffic impacts, the pavement markings on Avenue Road have been reconfigured to maintain two northbound and two southbound traffic lanes. Pedestrian movements are redirected into a 1.9 metre wide covered and protected walkway located within the closed portion of the northbound traffic lanes. To maintain efficient flow of traffic in the vicinity of the site, a no stopping prohibition is in effect at all times on the east side of Avenue Road, between Balmoral Avenue and Farnham Avenue.

A covered and protected walkway has been established within the existing boulevard space on the south side of Balmoral Avenue. As a result, three permit parking spaces have been removed temporarily. Based on a review of the permit parking inventory for

Area 5F, 97 permits have been issued and there are 108 available spaces. Therefore, the removal of three permit parking spaces will not adversely impact permit holders.

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

Intersection Capacity Analysis

Since the installation of the construction staging area, staff have been monitoring the traffic operations at intersection of Avenue Road and Balmoral Avenue. In order to minimize the queue and delays, an additional 14 seconds of green time has been provided to northbound and southbound direction during the afternoon peak period. Follow up field observations confirmed that signal timings are operating acceptably and minimizing the queue and delays for vehicular traffic travelling on Avenue Road.

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.

A review of the City's Major Capital Works program from 2024 to 2026 indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging areas on the Avenue Road and Balmoral Avenue are 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 Amica Mature Lifestyles 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 construction staging area is not approved, the developer's only option will be to apply for day-use permits of Avenue Road and Balmoral Avenue for periods of less than 30 consecutive days over the 16-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: Construction Staging Area - 145-155 Balmoral Avenue

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