

## **Construction Staging Area Time Extension - 89 Avenue Road**

**Date:** January 10, 2025

**To:** Toronto and East York Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 11, University-Rosedale

### **SUMMARY**

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

Hazelton On The Avenue Inc. has undertaken the construction of a 20-storey residential condominium building at 89 Avenue Road. The site is located on the east side of Avenue Road, between Yorkville Avenue and Webster Avenue.

At its meeting of July 19, 2022, City Council authorized a temporary closure of the east sidewalk and northbound curb lane on Avenue Road, from July 20, 2022 to November 30, 2024. The developer has requested an extension of the duration of the construction staging area on Avenue Road as a result of delays caused by labour disruptions, delays in the delivery of materials and supplies from overseas, and the relocation of a crane from Toronto's port to the construction site.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Avenue Road for an additional 11 months, from February 6, 2025 to December 31, 2025, to allow for the construction of the development to be completed.

### **RECOMMENDATIONS**

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The Director, Traffic Management, Transportation Services recommends that:

1. City Council authorize the continuation of the closure of the northbound curb lane on Avenue Road, between a point 138.5 metres north of Yorkville Avenue and a point 101 metres further north, and the closure of the east sidewalk and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, between a

point 197.5 metres north of Yorkville Avenue and a point 12.5 metres further north, from February 6, 2025 to December 31, 2025 inclusive.

2. City Council authorize the continuation of the following conditions of the construction staging permit, which relate to the traffic control signal located on Avenue Road, 30 metres north of Elgin Avenue:

- a. The developer will be required to submit the completed City Traffic Systems Construction & Maintenance Unit's "Takeover Request Form" and submit a security deposit to "The Treasurer, City of Toronto" in advance of the permit being issued. The deposit is required to cover costs incurred by the City, in the event the developer does not provide a service that it must, as stipulated in the permit agreement, relating to traffic control signal modifications and maintenance of the traffic control signal on Avenue Road at 30 metres north of Elgin Avenue. Upon completion of the construction project and return to normal operation, the unused portion of the deposit will be returned to the developer;
- b. The developer will continue to be responsible for the modification and maintenance of the traffic control signal by one of the electrical contractors pre-approved by the City's Traffic Systems Construction & Maintenance Unit. Maintenance levels specified by the City's Traffic Systems Construction & Maintenance Unit must be followed, to be in accordance with those followed by the City's Electrical Maintenance Contractor for the maintenance of the City's other traffic control signals;
- c. The developer must continue to provide to Transportation Services a 7 day/24 hr contact name, phone number and email address, for the City's dispatchers to forward operational malfunction/complaints to. If the City's dispatcher is not able to reach the contact by phone to provide details of a malfunction/complaint, then the City's Electrical Maintenance Contractor will be dispatched to investigate and complete repairs and the City's dispatcher will send an email to document the malfunction call and their inability to reach the contact. The response and repair costs will be deducted from the deposit provided to the City.

3. City Council direct the applicant to continue 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. City Council direct the applicant to continue to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.

5. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct that Avenue Road be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Hazelton On The Avenue 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 closure on Avenue Road, these fees will be approximately \$185,000.00.

## **DECISION HISTORY**

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At its meeting of July 19, 2022, City Council adopted Item TE34.113, entitled "Construction Staging Area - 89 Avenue Road" without amendments, and in so doing, authorized a construction staging area on Avenue Road from July 20, 2022 to Construction Staging Area Time Extension - 89 Avenue Road

November 30, 2024. This item was considered by Toronto and East York Community Council on June 29, 2022 and adopted without amendment.

[Agenda Item History - 2022.TE34.113](#)

At its meeting of July 8, 2014, City Council adopted Item MM54.31 entitled "89 Avenue Road: Municipal Board Appeal re Zoning Amendment - by Councillor Kristyn Wong-Tam, seconded by Councillor Frank Di Giorgio".

[Agenda Item History - 2014.MM54.31](#)

## COMMENTS

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### Status of the Development

Hazelton On The Avenue Inc. is constructing a 20-storey residential condominium with three-levels of underground parking. The site is located on the east side of Avenue Road between Yorkville Avenue and Webster Avenue. The site is bounded by Avenue Road to the west, a 12-storey condominium to the north with ground floor commercial use, the Yorkville Village Shopping Mall to the south and residential land use to the east.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the above grade formwork, building envelope phase, and interior finishes stage.

The developer has requested an extension of the duration of the construction staging area on Avenue Road as a result of delays caused by labour disruptions, delays in the delivery of materials and supplies from overseas, and the relocation of a crane from Toronto's port to the construction site.

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

Demolition: from October 2021 to July 2022 (completed);  
Excavation and shoring: from July 2022 to April 2024 (completed);  
Below grade formwork: from July 2022 to April 2023 (completed);  
Above grade formwork: from April 2023 to December 2024;  
Building envelope phase: from November 2024 to April 2025; and  
Interior finishes stage: from November 2024 to December 2025.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until December 31, 2025, is essential to complete the development.

## **Construction Staging Area**

By way of background, the developer established the construction staging area in March 2023. At the time of the installation, the cross-section on Avenue Road consisted of three southbound lanes and two northbound lanes. In June 2024, new bike lanes were installed on both sides of Avenue Road. As a result, the cross-section now consists of two northbound lanes and two southbound lanes. In order to enhance the safety of people cycling around the construction staging area, the developer is planning to modify the outside of the bike lane by installing a curb with bollards. This will provide separation between the bike lane and traffic lane.

Construction staging operations will continue to take place within the northbound curb lane on Avenue Road, between a point 138.5 metres north of Yorkville Avenue and a point 101 metres further north. Pedestrian operations on the east side of Avenue Road continue to be maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the northbound curb lane. There is no impact to the sidewalk on the west side of the roadway. To maintain traffic flow around the construction staging area, stopping will continue to be prohibited at all times on the east side of Avenue Road.

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 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 Avenue Road is not expected to conflict with the City's capital works projects.

The Ward Councillor has been advised of the recommendations in this report.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Extension of Closure Duration - 89 Avenue Road

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