

Construction Staging Area – 29-31 Prince Arthur Avenue

Date: February 19, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

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

Boszko & Verity Inc. is constructing a 4-storey addition to an existing 3-storey building at 29 -31 Prince Arthur Avenue. The site is located on the south side of Prince Arthur Avenue, approximately 80 metres east of Bedford Road.

Transportation Services is requesting authorization to close the south sidewalk and a 2.3 metre wide portion of the eastbound traffic lane on Prince Arthur Avenue for a period of five months, from May 1, 2025 to September 30, 2025, in order to facilitate construction staging operations for the project. Pedestrian movements on the south side of Prince Arthur Avenue will be maintained in a 2.1 metre wide protected walkway located within the closed portion of the eastbound curb lane on Prince Arthur Avenue.

The construction staging area will result in the loss of six on-street parking machine spaces on the south side of Prince Arthur Avenue. The developer will be responsible for covering revenue costs resulting from the loss of these spaces.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 2.3 metre wide portion of south side, eastbound traffic lane on Prince Arthur Avenue, between a point 152 metres west of Avenue Road and a point 90 metres east of Bedford Road, and provision of a temporary pedestrian walkway within the closed portion of the eastbound traffic lane, from May 1, 2025 to September 30, 2025 inclusive.

2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 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 \$4.25 dollars per hour for maximum period of 3 hours, on the south side of Prince Arthur Avenue, between a point 152 metres west of Avenue Road and a point 90 metres east of Bedford Road.
3. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m. on the south side of Prince Arthur Avenue, between a point 152 metres west of Avenue Road and a point 90 metres east of Bedford Road.
4. Toronto and East York Community Council prohibit stopping at all times on the south side of Prince Arthur Avenue, between a point 152 metres west of Avenue Road and a point 90 metres east of Bedford Road.
5. 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.
6. Toronto and East York Community Council direct the applicant to construct and maintain a 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).
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.

12. Toronto and East York Community Council direct the applicant to install cane detection within the protected walkway to guide pedestrians who are visually impaired.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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. Boszko & Verity 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 Prince Arthur Avenue these fees will be approximately \$63,000.00 including lost revenue from the parking machines.

DECISION HISTORY

City Council, at its meeting on March 29, 30 and 31, 2023, adopted Item - 2023.TE3.8 entitled "29-31 Prince Arthur Avenue - Alterations to Heritage Properties within the East Annex Heritage Conservation District"

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE3.8>

Committee of Adjustments, at its meeting held on Wednesday December 7, 2022, issued a Notice of Decision regarding File Number A1041/22TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 29 Prince Arthur Avenue finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

The Development and Timeline

Boszko & Verity Inc. is constructing a 4-storey addition to an existing 3-storey heritage building on the south side of the property at 29-31 Prince Arthur Avenue.

All permanent access will be from Prince Arthur Avenue.

The site is bounded by Prince Arthur Avenue to the north, a residential building (17 Prince Arthur Avenue) to the east, a Green P parking lot to the south and a residential building (25 Prince Arthur Avenue) to the west.

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

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

Existing Conditions

Prince Arthur Avenue is characterized by the following conditions:

- It is a one-lane, eastbound, local roadway
- It operates one-way traffic on a pavement width of approximately 7.5 metres
- The daily one-way traffic volume is approximately 1,700 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

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

North side

- No parking anytime

South side

- Parking machine in effect from 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 \$4.25 dollars per hour for maximum period of 3 hours
- Permit parking in effect from 12:01 a.m. to 7:00 a.m.

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 3 metres below grade and extends to the lot lines on the East, West, and South sides of the property. 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, materials hoist and storage of construction materials cannot be accommodated within the site.

Subject to approval, the south sidewalk and a 2.3 metre wide portion of south side, eastbound curb lane on Prince Arthur Avenue, between a point 152 metres west of Avenue Road and a point 90 metres east of Bedford Road will be closed to accommodate a construction staging area. Pedestrian movements will be accommodated in a 2.1 metre wide protected walkway located within the closed portion of the eastbound traffic lane. Pedestrian operations on the north sidewalk are maintained.

In order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that six of the existing parking machine spaces on the subject section of Prince Arthur Avenue be temporarily rescinded. The developer will be responsible for covering revenue costs resulting from the loss of these spaces.

Furthermore, the proposed construction staging area will result in the loss of six on-street permit parking spaces on the south side of Prince Arthur Avenue, between a point 152 metres west of Avenue Road and a point 90 metres east of Bedford Road. City of Toronto, Permit Parking Unit advised that there are over 100 spaces available in permit parking area 5E, and the loss of six parking at this location will not negatively impact the parking inventory.

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

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 Watkinson 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 Boszko & Verity 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.

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

CONTACT

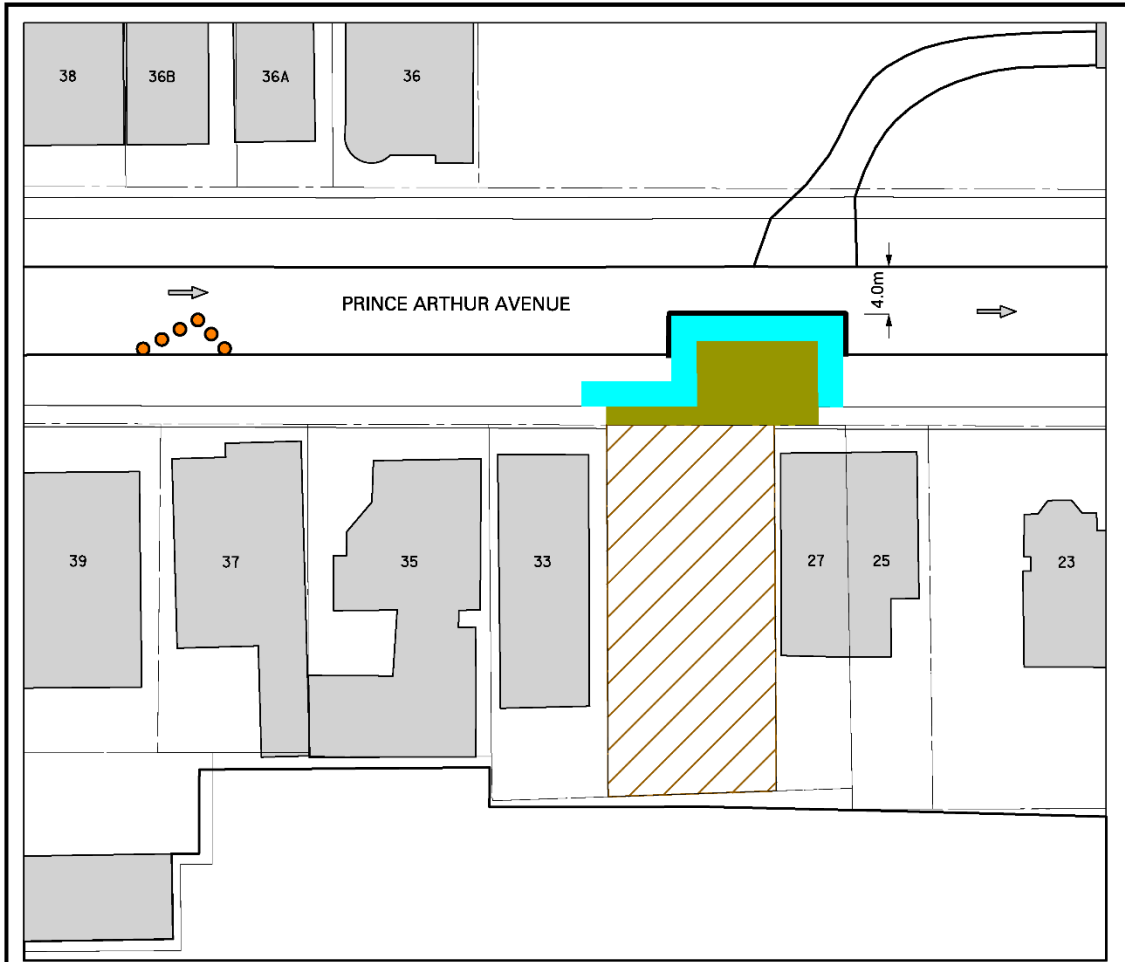
Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation, Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE






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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 29-31 Prince Arthur Avenue



LEGEND

-  PROPOSED URBAN BARRIER T1
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED CONSTRUCTION SITE
-  PROPOSED PEDESTRIAN WALKWAY
-  PROPOSED TC-54 FLEXIBLE DRUM



**PROPOSED CONSTRUCTION STAGING AREA
29-31 PRINCE ARTHUR AVENUE**



FILE NO. 421T - 0858

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : JAN. 2025