

Construction Staging – 35 Wabash Avenue

Date: January 23, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 14, Parkdale-High Park

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Transportation Services is requesting approval to close the south sidewalk and curb lane on Wabash Avenue for a period of 20 months.

Alterra Group is building a 4-storey residential condominium building with one level of underground parking at 35 Wabash Avenue. The site is located on the south side of Wabash Avenue, between Sorauren Avenue and Lukow Terrace. To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council approve the closure of the sidewalk and 5.8 metres of the curb lane on the south side of Wabash Avenue, between a point 47 metres east of Sorauren Avenue and Lukow Terrace, from February 27, 2017 to October 31, 2018.
2. Toronto and East York Community Council amend the existing parking except by permit from 12:01 a.m. to 7:00 a.m. daily on the south side of Wabash Avenue, from a point 15 metres west of Macdonell Avenue to Sorauren Avenue, to be in effect between a point a 15 metres west of Macdonnell to Lukow Terrace; and from a point 110 metres west of Lukow Terrace to Sorauren Avenue.

3. Toronto and East York Community Council prohibit stopping at all times on the south side of Wabash Avenue, between a point 47 metres east of Sorauren Avenue and Lukow Terrace.
4. 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.
5. Toronto and East York Community 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.
6. Toronto and East York Community direct that Wabash Avenue be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Alterra Group 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 term of the closure, these fees will be approximately \$75,000.

DECISION HISTORY

City Council, at its meeting on July 12, 2016, adopted Item TE17.5 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 35 Wabash Avenue.

COMMENTS

Alterra Group is building a 4-storey residential condominium building with one level of underground parking at 35 Wabash Avenue. Developing this property means excavating the entire site to a depth of 4.6 metres (approximately 1 storey). The applicant requires a construction staging area within the road allowance on the south side of Wabash Avenue.

The site is bounded by Wabash Avenue to the north, residential dwelling units to the south, commercial buildings to the west, and a private lane on the east.

Wabash Avenue, between Sorauren Avenue and Lukow Terrace is a local road that operates two-way, on a pavement width of 16.6 metres. Bicycle sharrow lanes exist on both sides of the street. On the subject section of Wabash Avenue, parking is allowed for a maximum period of three hours outside the hours of permit parking that is effective between 12:01 a.m. to 7:00 a.m., daily on both sides of the street. There is no TTC service on Wabash Avenue.

The original application requested staging on Wabash Avenue for a period of 23 months. In order to minimize the impact to all road users, the applicant has revised the duration of their construction schedule. Specifically, Phase 1 of construction will be lengthened by three months to allow for shoring and excavation. This will result in a three month reduction in Phase 2, during which the aforementioned closures are required. In summary, the applicant will decrease the duration of the original street occupation request from 23 months to 20 months.

If the construction staging area is approved, 5.8 metres of the south curb lane and sidewalk on Wabash Avenue flanking the site will be closed and pedestrians will be redirected into a protected covered way within the closed south curb lane. This will result in removal of 12 permit parking spaces on the south side of Wabash Avenue. The remaining road width of 10.7 metres will continue to allow for two-way traffic operations on Wabash Avenue. In addition, bicycle sharrow lanes will be maintained on both sides of the road. It should be noted that staging operations on the private lane on the east limit of the site is not feasible as it will restrict access/egress to adjacent properties.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the south side of Wabash Avenue, between a point 47 metres east of Sorauren Avenue and Lukow Terrace.

The south side of Wabash Avenue belongs to permit parking area 2. This area has 4,366 parking spaces available and 3,282 parking permits have been issued. Wabash Avenue has 27 permit parking spaces and there are no permit holders. The removal of 12 permit parking spaces will not adversely affect the available parking spaces in the area for overnight permit parking holders.

Transportation Services is satisfied that Alterra Group has looked at all options to alleviate congestion at this location.

Councillor Gord Perks has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2328, dated December 2016

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