

Construction Staging Area - 109 Vaughan Road

Date: May 25, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 21, St. Paul's

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Vaughan Road, City Council approval of this report is required.

Oben Flats Inc., is constructing a 9-storey residential apartment building at 109 Vaughan Road. The site is bounded by existing residential building to the north, a public laneway to the east and existing residential building to the south and Vaughan Road to the west.

Transportation Services is requesting approval to close the sidewalk, bike lane and a portion of the northbound curb lane on the east side of Vaughan Road for a period of 11 months in order to enable construction of the above mentioned development. Pedestrian operations will be accommodated in a protected walkway within the closed portion of the northbound curb lane. Vehicles and bicycles will be directed to share the road in the northbound lane around the proposed construction staging area.

RECOMMENDATIONS

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

1. City Council approve the closure of the sidewalk, bike lane and a 3.5 metre wide portion of the northbound curb lane on the east side of Vaughan Road between a point 13.5 metres south of Louise Avenue and a point 31.9 metres further south and the provision of a protected pedestrian walkway within the closed portion of the northbound curb lane, from July 10, 2017 to May 31, 2018.
2. City Council prohibit stopping at all times on the east and west sides of Vaughan Road, between Louise Avenue and a point 45.4 metres south.
3. 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.

4. 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.
5. City Council direct that Vaughan Road be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Oben Flat 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 closure, these fees will be approximately \$50,000.00.

DECISION HISTORY

This is a new initiative.

COMMENTS

A 9-storey residential apartment building will be constructed at by Oben Flats Inc. at 109 Vaughan Road. The site is bounded by existing residential building to the north, a public laneway to the east and existing residential building to the south and Vaughan Road to the west.

The development, in its completed form, will consist of 51 residential dwelling units and a two-level underground parking garage. Vehicular access to the site will be provided from Vaughan Road.

Based on the information provided by the applicant, the entire site will be excavated lot line to lot line on all four sides to a depth of approximately 10 meters. In order to continue with construction of the development, a construction staging area will be set up within the road right-of-way on the east side of Vaughan Road.

Vaughan Road, between St. Clair Avenue West and Louise Avenue, is a minor arterial roadway and consists of a two-lane (one northbound and one southbound) cross-section with a bike lane on the east side. The TTC bus route No. 90 operates on this portion of Vaughan Road.

The following parking regulation are in effect on the subject section of Vaughan Road.

East side:

- "No Stopping, Anytime" between St. Clair Avenue West and a points 77 metres south of Louise Avenue.

West side:

- "No Parking, Anytime" between Kenwood Avenue and a point 44 metres north of St. Clair Avenue West.

Construction staging operations for the subject development will take place within the existing boulevard allowance, bike lane and northbound curb lane on the east side of Vaughan Road abutting the site. Subject to approval, the east sidewalk, bike lane and a 3.5 metre wide portion of the northbound curb lane on Vaughan Road (between a point 13.5 metres south of Louise Avenue and a point 31.9 metres further south) will be closed. Pedestrian operations will be maintained within a 1.5 metre wide covered walkway within the closed portion of the northbound curb lane. With the proposed closure in place, Vaughan Road, in the immediate vicinity of the site, will operate as one northbound and one southbound lane. Due to its insufficient width, vehicles and bicycles will be directed to share the road in the northbound lane around the proposed construction staging area and the lane will be marked with sharrows.

To enhance traffic flow around the construction zone, stopping will be prohibited at all times on the east and west side of Vaughan Road, between Louise Avenue and a point 45.4 metres south.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Vaughan Road is not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that Oben Flats Inc., has looked at all options to alleviate congestion, and the length of time required for construction at this location.

Councillor Joe Mihevc has been advised of the recommendations of this staff report.

CONTACT

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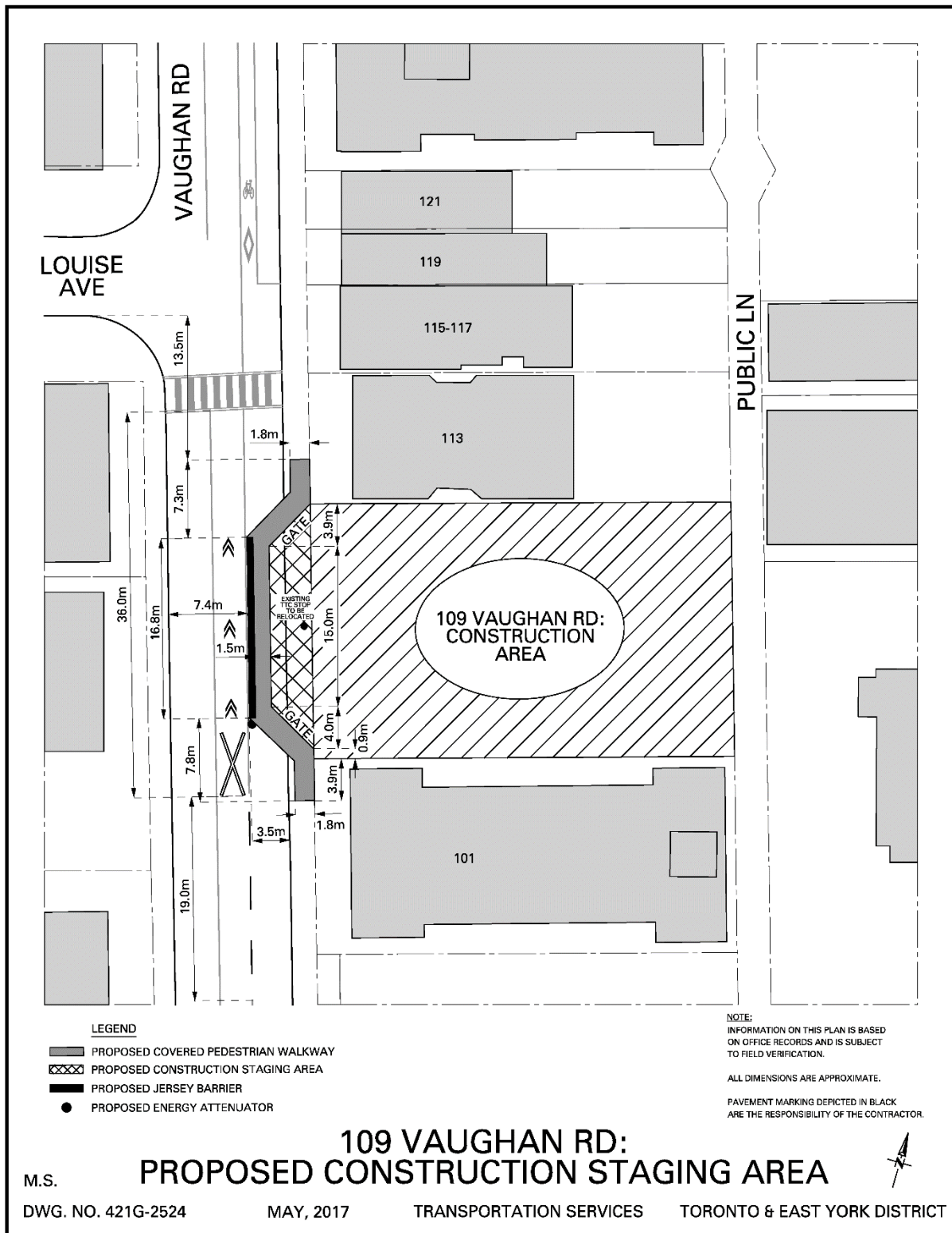
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2524, dated May, 2017

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