

Construction Staging Area - 2301 Danforth Avenue

Date: January 29, 2018
To: Toronto and East York, Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 32, Beaches-East York

SUMMARY

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

Marlin Spring Management Limited is constructing an 8-storey residential condominium building with a two-level of underground parking garage at 2301 Danforth Avenue. The site is bounded by Danforth Avenue to the north, Morton Road to the east, a public laneway (Ln S Danforth E Patricia Dr.) and existing residential uses to the south and a Petro Canada gas station to the west.

Transportation Services is requesting approval to close the south sidewalk and a portion of the eastbound lane on Danforth Avenue abutting the site for a period of 12 months to accommodate construction staging operations.

All of the existing vehicular traffic lanes on Danforth Avenue will be maintained during construction. Pedestrian operations on the south side of Danforth Avenue abutting the site will be accommodated in a closed and protected walkway within the closed portion of the eastbound lane. Pedestrian operations on the north side of Danforth Avenue will remain unchanged.

RECOMMENDATIONS

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

1. City Council approve the closure of the sidewalk and a 2.5 metre wide portion of the eastbound curb lane on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west and the provision of a 1.7 metre wide covered and protected pedestrian walkway within the closed lane from April 1, 2018 to April 1, 2019.
2. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west.

3. City Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 4:00 p.m., daily on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west.
4. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m., Saturday on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west.
5. City Council prohibit stopping at all times on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west.
6. 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.
7. 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.
8. City Council direct that Danforth Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact on the City. Marlin Spring 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 \$164,000.00

DECISION HISTORY

City Council at its meeting on October 5, 2016, adopted Item TE18.6 and amended Zoning By-law 438-86, for the lands at 2301 and 2315 Danforth Avenue.

COMMENTS

A mixed-use development consisting of an 8-storey residential building (Canvas Condominiums) will be constructed by Marlin Spring Management Limited at the lands municipally known as 2301 and 2305 Danforth Avenue. The site is bounded by Danforth Avenue to the north, Morton Road to the east, a public laneway (Ln S Danforth E Patricia Dr.) and existing residential uses to the south and a Petro Canada gas station to the west.

The development, in its completed form, will consist of 170 dwelling units with a ground floor retail and a 2-level underground parking garage. Permanent vehicular access to the development will be from the public laneway to the south.

Construction of the development will be undertaken in two phases and is expected to be completed in approximately 18 months. Major construction activities within each phase and associated timeline are described below:

Phase 1: Shoring and excavation (October 2017 to March 2018 - progressing);
Phase 2: Below grade and above grade construction (March 2018 to March 2019).

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.

The construction staging area for the development has been proposed within the road right-of-way on the south side of Danforth Avenue and east side of Morton Road abutting the site. Various other options that were considered for construction staging operations included the site itself and the public laneway to the south.

The developer has advised that the built form of the development will extend from property line to property line and it will result in limited availability of space within the site to accommodate all construction staging operations. Consequently, additional space along the property line of the site will be required to set up a construction staging area for the development.

The public laneway located to the south of the site is not a throughfare. The laneway provides vehicular access/egress to parking garages of the neighbouring properties from Patricia Drive. Any proposal to utilize the laneway for construction staging purposes would result in restricting access to these parking garages. Additionally, delivery trucks (tractor-trailer units and concrete trucks) manoeuvring through the laneway would not be feasible. Therefore, the public laneway to the south was not considered suitable for construction staging purposes.

The construction staging area on Morton Road will be set up within the existing boulevard allowance. The subject area will be utilized for construction material storage and worker facilities. With the proposed construction staging area in place, existing vehicular and pedestrian traffic operations on Morton Road abutting the site will remain unchanged. It should be noted that Morton Road is a local roadway and primarily serves single family residential units. Due to local nature of the roadway, Morton Road will not be utilized for construction material deliveries by large tractor-trailer units and concrete trucks. Therefore, a construction staging area on Danforth Avenue will be required to provide a secure and controlled enclosure for the construction material deliveries.

The construction staging area on Danforth Avenue will be set up within the south sidewalk and eastbound curb lane on the south side of the roadway abutting the site.

Danforth Avenue, in the vicinity of the site, is an east-west major arterial roadway and consists of a four-lane (two eastbound and two westbound) cross-section. The TTC service on Danforth Avenue is provided by the 113 Danforth and 300 Bloor-Danforth Blue Night. The nearest eastbound near-side transit stop is located at the intersection on Danforth Avenue and Patricia Drive.

The following parking regulations are in effect on the subject section of Danforth Avenue:

North Side:

- "No Parking, Anytime", between a point 40 metres east of Gledhill Avenue and a point 40 metres west of Gledhill Avenue.
- "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays", between Birchmount Road and Broadview Avenue.
- "Pay & Display Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m., Saturday", between a point 40 metres east of Gledhill Avenue and Westlake Avenue.

South Side:

- "No Parking, Anytime", between Patricia Drive and a point 20.1 metres east.
- "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between Birchmount Road and Broadview Avenue.
- "Maximum One-hour Parking, 8:00 a.m. to 4:00 p.m., daily", between a point 40 metres east of Patricia Drive and a point 53.5 metres west of Main Street.
- "Pay & Display Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m., Saturday", between Chisholm Avenue and a point 40.0 metres east of Patricia Drive.

Subject to approval, a 2.5 metre wide portion of the eastbound lane and sidewalk on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a 1.7 metres wide protected and covered within the closed portion of the eastbound lane.

Traffic lanes on Danforth Avenue will be realigned to maintain the existing eastbound and westbound traffic operations. With the proposed construction staging area in place, Danforth Avenue, in the immediate vicinity of the site, will operate as a 3.5 metre wide curb lane and a 3.5 metre wide median traffic lane in the eastbound and westbound directions. Pedestrian operations on the north sidewalk on Danforth Avenue will remain unchanged.

As a result of the proposed construction staging area, nine on-street "Pay and Display" parking spaces located on the south side of Danforth Avenue will be removed. The developer will be responsible for paying the lost revenue of the nine parking spaces on Danforth Avenue.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Danforth Avenue, between Morton Road and a point 97.4 metres west.

The proposed construction area will not negatively impact TTC service on Danforth Avenue. All existing TTC transit stops will be maintained.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. The review of the Program at the time of this report indicates that, the proposed construction staging area on Danforth Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Marlin Spring Management Limited has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Mary-Margaret McMahon's office has been advised of the recommendations of this staff report.

CONTACT

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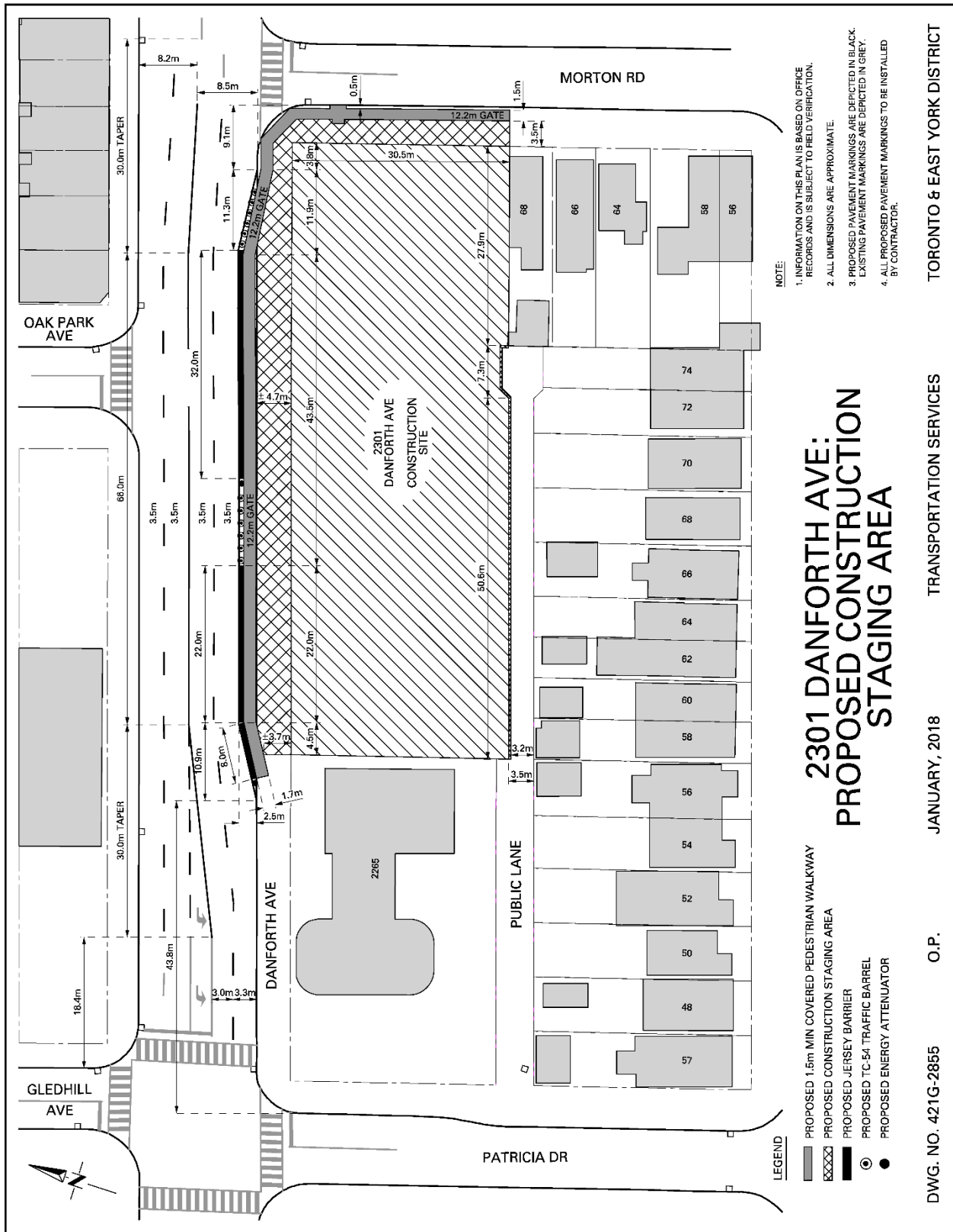
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2855, dated January, 2018

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