

Construction Staging Area – Logan Avenue (794 Gerrard Street East)

Date: June 5, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 14, Toronto-Danforth

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 east sidewalk and curb lane on Logan Avenue for a period of 27 months.

Laughlin Solutions Incorporated is building a 6-storey condominium with a total of 58 units, stacked parking garage for approximately 33 cars and three (3) surface parking space.

The project is bordered by the following streets and / or properties:

North Side	Private Residential Laneway
South Side	Gerrard Street East
East Side	Single Family Residential
West Side	Logan Avenue

To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and 3.9 metres of the northbound curb lane on Logan Avenue, from Gerrard Street East to a point 31.7 metres further north, from June 27, 2019 to October 31, 2021.

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2. Toronto and East York Community Council rescind the existing parking prohibition in effect anytime on the east side of Logan Avenue, from Gerrard Street East to a point 38 metres north.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect anytime on the west side of Logan Avenue, from a point 20 metres north of Gerrard Street East to a point 24 metres further north.

4. Toronto and East York Community Council prohibit stopping at all times on the west side of Logan Avenue, from a point 20 metres north of Gerrard Street East to a point 24 metres further north.

5. 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 Logan Avenue be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Laughlin Solutions Incorporated 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 \$116,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued June 18, 2018, in relation to Board Case No. MM170053, authorized an amendment to Zoning By-law No. 438-86, and By-law 569-2013 for the lands municipally known as 794 Gerrard Street East.

COMMENTS

Development Proposal:

Laughlin Solutions Incorporated is building a 6-storey condominium with a total of 58 units, stacked parking garage for approximately 33 cars and three surface parking spaces. The site is located on the West side of Logan Avenue, just north of Gerrard

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Street East and south of a private laneway. In order to continue with the construction of the development, the construction staging area will be set up within the road right-of-way on the east side of Logan Avenue.

Construction Activities:

Construction of the development will be undertaken in several phases. Major construction phases and associated timeline are described below:

- Excavation and shoring phase: June 2019 to October 2019
- Concrete work phase: April 2020 to October 2020
- Building envelope phase: September 2020 to January 2021; and
- Interior finishes phase: December 2020 to October 2021.

Construction Staging Areas:

Logan Avenue, in the vicinity of the site, operates as a one way northbound local roadway. Local road access will be maintained with one northbound lane (4 metres wide).

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

East Side:

"No parking anytime" on the east side of Logan Avenue, from Gerrard Street East and a point 38 metres further north.

West Side:

"No parking anytime" on the west side of Logan Avenue, from a point 20 metres north of Gerrard Street East to a point 24 metres further north.

Construction staging operations for the development are requested to take place within the east sidewalk and a combined 3.9 metre-wide portion of the northbound curb lane. The subject construction staging area will be utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks in a very short length (31.7 metres).

Traffic Impacts:

With the proposed construction staging area, Logan Avenue, in the immediate vicinity of the site, will continue to operate as one-lane northbound with a road width of 4 metres. Pedestrian operations on Logan Avenue will be directed to a 1.5 metre wide covered and protected walkway on Logan Avenue within the closed portion of the northbound lane and Gerrard Street East will also have a 1.7 metre covered and protected walkway.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned on the subject section of Logan Avenue.

Therefore, the proposed construction staging area on Logan Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Laughlin Solutions Incorporated, has looked at all options to minimize the duration and impact of the construction staging area on all road users. Laughlin Solutions Incorporated, has also agree to use Gerrard Street East for some of their construction activities in off peak Non rush hours to help lessen the impact on traffic in the area.

Councillor Fletcher's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

Drawing 421G-3438, June, 2019

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