

Construction Staging Area – 39-41 Roehampton Avenue

Date: September 11, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

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.

TMG Builders is constructing a 46-storey residential condominium building at 39-41 Roehampton Avenue. The site is bounded by Roehampton Avenue to the north, existing surface parking lot (50 Eglinton Avenue East) to the east, existing commercial uses (40-42 and 50 Eglinton Avenue East and existing residential uses (15-31 Roehampton Avenue) to the west.

Transportation Services is requesting authorization to close the south sidewalk and a portion of the eastbound lane on Roehampton Avenue abutting the south side of the site for a period of 22 months to accommodate a construction staging operations. Pedestrian operations on Roehampton Avenue will be maintained within the closed portion of the curb lane.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 1.5 metre wide portion of the eastbound curb lane on Roehampton Avenue, between a point 86.5 metres east of Yonge Street and a point 34.5 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from October 11, 2019 to July 31, 2021.
2. Toronto and East York Community Council rescind the existing stopping prohibition in effect at all times on the north side of Roehampton Avenue, between Yonge Street and a point 45 metres east.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Roehampton Avenue, between a point 45 metres east of Yonge Street and a point 65 metres further east.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect from 9:30 a.m. to 3:15 p.m., 5:15 p.m. to 6:00 p.m., Monday to Friday; and 8:00 a.m. to 6:00 p.m., Saturday on the south side of Roehampton Avenue, between a point 100 metres east of Yonge Street and a point 26 metres further east.
5. Toronto and East York Community Council rescind the existing maximum ten minute parking limit in effect from 8:00 a.m. to 9:15 a.m., 3:15 p.m. to 5:15 p.m., Monday to Friday on the south side of Roehampton Avenue, between a point 100 metres east of Yonge Street and a point 26 metres further east.
6. Toronto and East York Community Council rescind the existing parking prohibition in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the south side of Roehampton Avenue, between a point 72 metres east of Yonge Street and a point 28 metres further east.
7. Toronto and East York Community Council prohibit stopping at all times on the north side of Roehampton Avenue, between Yonge Street and a point 100 metres east.
8. Toronto and East York Community Council prohibit stopping at all times on the south side of Roehampton Avenue, between a point 72 metres east of Yonge Street and a point 124.5 metres east of Yonge Street.
9. 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.
10. 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.
11. Toronto and East York Community Council direct that Roehampton Avenue be returned to its pre-construction traffic and parking regulations when the project is complete with the exception of the parking prohibition set out in Recommendation No. 4 and the maximum ten minute parking limit set out in Recommendation No. 5.

FINANCIAL IMPACT

There is no financial impact to the City. TMG Builders 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 Roehampton Avenue, these fees will be approximately \$12,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued August 19, 2019 in relation to Board Case No. PL171269, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 39-41 Roehampton Avenue.

COMMENTS

Proposed Development

A development consisting of a 46-storey residential condominium building will be constructed by TMG Builders at 39-41 Roehampton Avenue. The site is bounded by Roehampton Avenue to the north, existing surface parking lot (50 Eglinton Avenue East) to the east, existing commercial uses (40-42 and 50 Eglinton Avenue East and existing residential uses (15-31 Roehampton Avenue) to the west.

The development, in its completed form, will consist of 440 dwelling units. A three-level underground parking will be constructed with permanent access from Roehampton Avenue.

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: from January 2019 to August 2019;
- Below grade formwork: from August 2019 to November 2019;
- Above grade formwork: from November 2019 July 2021;
- Building envelope phase: from July 2020 to August 2021; and
- Interior finishes stage: from August 2020 to February 2022.

Based on the information provided by the developer, the entire site will be excavated to a depth of 15.5 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. In order to continue with the construction activities, a construction staging area will be required to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

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 construction staging areas for the development.

Existing Conditions

Roehampton Avenue, in the vicinity of the site, is an east-west local roadway and consists of a two-lane cross-section with an average pavement width of 8.5 metres. There is no TTC service provided on the subject section of Roehampton Avenue.

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

North Side

- No parking anytime between a point 45 metres east of Yonge Street and a point 66.5 metres west of Redpath Avenue; and
- No stopping anytime, between Yonge Street and a point 45 metres east.

South Side

- No parking, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, between a point 72 metres east of Yonge Street and a point 100 metres east of Yonge Street; and
- Maximum three-hour time limit parking in effect at all other times (unsigned, statutory).

Construction Staging Area

Subject to approval, a 1.5 metre wide portion of the eastbound lane and sidewalk on the south side of Roehampton Avenue, between a point 86.5 metres east of Yonge Street and a point 34.5 metres further east will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.7 metre covered walkway within the closed portion of the eastbound lane. The remaining road width of 6.8 metres will maintain two-way traffic operations on Roehampton Avenue.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north side of Roehampton Avenue, between Yonge Street and a point and a point 100 metres east. On the south side of Roehampton Avenue, stopping will be prohibited at all times between a point 72 metres east of Yonge Street and a point 52.5 metres further east.

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

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 in year 2022, a Local Road Resurfacing project is planned on Roehampton Avenue, between Yonge Street and Redpath Avenue. The applicant has advised that should the development encounter any delays, the site will accommodate the capital works project activities to avoid any conflicts.

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

CONTACT

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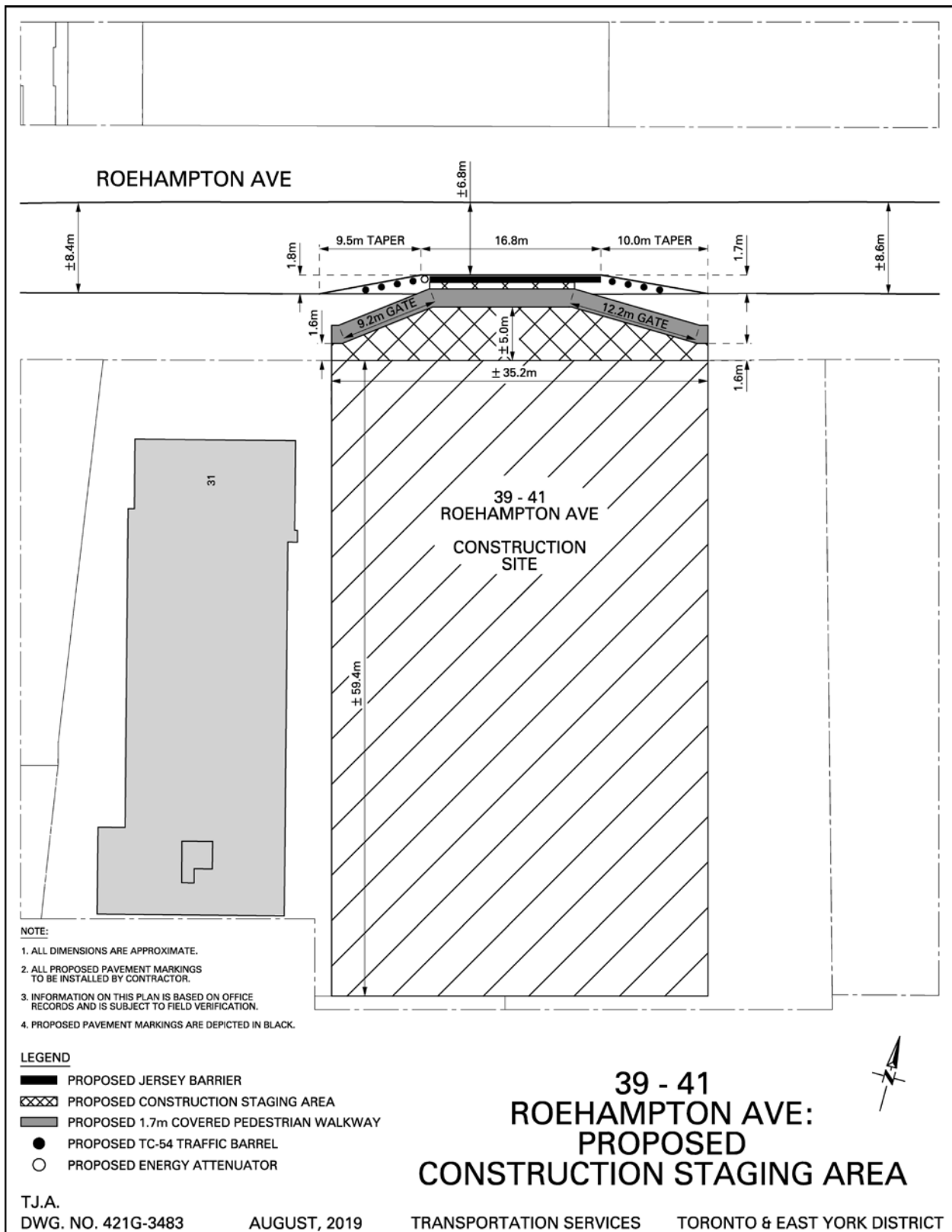
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3483, dated August, 2019

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NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK.

LEGEND

- PROPOSED JERSEY BARRIER
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED 1.7m COVERED PEDESTRIAN WALKWAY
- PROPOSED TC-54 TRAFFIC BARREL
- PROPOSED ENERGY ATTENUATOR

T.J.A.

DWG. NO. 421G-3483

AUGUST, 2019

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT

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