

Construction Staging Area – 462 Eastern Avenue

Date: November 08, 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 authorization to close the north sidewalk and north curb lane on Eastern Avenue and also the west sidewalk and southbound curb lane abutting the site on Logan Ave for a period of 28 months.

462 Developments Inc. is building an eight-storey condominium with a total of 286 units, with a two level underground basement parking. The site is located on the north side of Eastern Avenue, west side of Logan Avenue and east-side of Booth 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 north sidewalk and westbound curb lane of Eastern Avenue, from the west side of Logan Avenue to the eastside of Booth Ave, from December 2, 2019 to March 31, 2022.
2. Toronto and East York Community Council authorize the closure of the west sidewalk and 1.7 metre portion of the southbound lane on Logan Avenue from Eastern Avenue and a point 90 metres further north, from December 2, 2019 to March 31, 2022.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Eastern Avenue, from Logan Avenue to Booth Avenue.

4. Toronto and East York Community Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, on the north side of Eastern Avenue, from Booth Avenue to Logan Avenue.
5. Toronto and East York Community Council prohibit stopping at all times on the north side of Eastern Avenue, from Logan Avenue to Booth Avenue.
6. Toronto and East York Community Council rescind the existing parking prohibition in effect anytime on the west side of Logan Avenue, from Eastern Avenue and a point 72.5 metres north.
7. Toronto and East York Community Council rescind the existing maximum one hour parking regulation in effect from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Logan Avenue, between a point 67 metres north of Eastern Avenue and a point 90 metres north of Eastern Avenue.
8. Toronto and East York Community Council amend the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the west-side of Logan Avenue, from Queen Street East to Eastern Avenue, to be from Queen Street East to a point 90 metres north of Eastern Ave.
9. Toronto and East York Community Council prohibit stopping at all times on the west side of Logan Avenue, from Eastern Avenue to a point 90 metres north.
10. 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.
11. 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.
12. Toronto and East York Community Council direct that Logan Avenue and Eastern Avenue be returned to their pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. 462 Developments 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 term of the closure, these fees will be approximately \$213,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued March 20, 2019 in relation to Board Case No. PL150240 and PL150241, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 462 Eastern Avenue.

COMMENTS

Development Proposal

462 Developments Inc. is building an eight-storey condominium with a total of 286 units, with a two level underground basement parking. The site is located on the north side of Eastern Avenue, west side of Logan Avenue and east side of Booth Avenue. In order to proceed with the construction of the development, the construction staging area will be set up within the road right-of-way on the north side of Eastern Ave and the west 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 phases: July 2019 to December 2019;
- concrete work phase: December 2019 to March 2021;
- building envelope phase: November 2020 to June 2021; and
- interior finishes phase: July 2021 to January 2022

Construction Staging Areas

Eastern Avenue, in the immediate vicinity of the site, operates as two eastbound lanes and two westbound lanes, but east of Logan Avenue on Eastern Avenue the road operates as a single westbound lane due to the curb lane being a 24/7 parking lane. The addition of the stage lane request would only extend the existing parking lane from Logan Avenue to Booth Avenue. This would have little to no effect on existing traffic on Eastern Avenue.

Logan Avenue, a north-south local roadway consisting of a two-lane cross-section with an average pavement width of 10.0 metres, will be maintained with one lane in each direction north and southbound (3.5 metres each).

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

North Side:

"No Parking Anytime" from Logan Avenue to Booth Avenue.

"No Stopping" 4:00 p.m. to 6:00 p.m. from Logan Avenue to Booth Avenue.

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

West Side:

"Permit parking only" from 12:01 a.m. to 10:00 a.m. from Queen Street East to Eastern Avenue.

"Maximum one - hour parking" from 10:00 a.m. to 6:00 p.m., Monday to Friday, between a point 30.5 metres south of Queen Street East and a point 67 metres north of Eastern Avenue.

Construction staging operations for the development are required to take place within the north sidewalk and the westbound curb lane on Eastern Avenue. Pedestrian operations on Eastern Avenue will be directed to a 1.7 metre-wide covered and protected walkway within the closed portion of the westbound curb lane. On Logan Avenue, the development is required to use the west side sidewalk and a 3.0 metre portion of the south bound curb lane. Pedestrian operations on Logan Avenue will be directed to a 1.7 metre-wide covered and protected walkway within the closed portion of the southbound curb lane.

Traffic Impacts:

Eastern Avenue, in the immediate vicinity of the site, operates as two eastbound lanes and two westbound lanes, but east of Logan Avenue the road operates as a single westbound lane due to the curb lane being a 24/7 parking lane. The addition of the stage lane request would only extend the parking lane from Logan Avenue to Booth Avenue. This would have little to no effect on existing traffic on Eastern Avenue.

Logan Avenue, a north-south local roadway consisting of a two-lane cross-section with an average pavement width of 10.0 metres, will be maintained with one lane in each direction north and southbound (3.5 metres each). Logan Avenue would continue to operate as it has been.

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

Through ongoing dialogue with the developer, Transportation Services is satisfied that 462 Developments Inc. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Construction Staging Area - 462 Eastern Avenue

Councillor Fletcher'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.
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ATTACHMENTS

1. Drawing No. 421G-3582, dated November, 2019

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