

Parking Amendments – Redpath Avenue and Brownlow Avenue (71-73 Redpath Avenue)

Date: January 6, 2020
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.

Malen Capital Corp., is constructing a 21-storey rental condominium building at 71-73 Redpath Avenue. The site is bounded by existing residential uses to the north, Brownlow Avenue to the east, Soudan Avenue to the south and Redpath Avenue to the west.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents to address safety, equity, vibrancy, innovation and engagement--the five guiding principles of the Construction Hub pilot.

Transportation Services is recommending amendments to the existing parking regulations on the east side of Redpath Avenue and the west side of Brownlow Avenue, abutting the site, in order to facilitate safe and efficient inbound and outbound manoeuvres of heavy vehicles at the site access/egress points.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that during construction until February 28, 2022:

1. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday on the east side of Redpath Avenue, between Soudan Avenue and a point 56.5 metres north.

2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday on the west side of Brownlow Avenue, between Soudan Avenue and a point 41 metres north.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Redpath Avenue, between Soudan Avenue and a point 56.5 metres north.
4. Toronto and East York Community Council prohibit stopping at all times on the east side of Redpath Avenue, between Soudan Avenue and a point 56.5 metres north.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Brownlow Avenue, between Soudan Avenue and a point 41 metres north.
6. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
7. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
8. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
11. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

12. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

13. 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.

14. 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.

15. Toronto and East York Community Council direct that Redpath Avenue and Brownlow 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. Malen Capital Corp. is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way and parking signage modifications.

DECISION HISTORY

The Tribunal, pursuant to its Order issued June 19, 2019 in relation to Board Case No. PL160564, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 18 Brownlow Avenue, 174-200 Soudan Avenue and 71-73 Redpath Avenue.

COMMENTS

A development consisting of a 21-storey residential condominium building will be constructed by Malen Capital Corp. at 71 Redpath Avenue. The site is bounded by existing residential uses to the north, Brownlow Avenue to the east, Soudan Avenue to the south and Redpath Avenue to the west.

The development will consist of a total of 180 dwelling units and a four-level underground parking garage. Permanent vehicular access to the development will be from Redpath Avenue.

Construction Activities:

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

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- Excavation and shoring: November 2019 to May 2020;
- Below grade formwork: June 2020 to November 2019;
- Above grade formwork: December 2020 to May 2021;
- Building Envelope Phase: December 2021 to September 2021; and
- Interior finishes stage: February 2021 to December 2021.

Existing Conditions:

Redpath Avenue, in the vicinity of the site, is a north-south 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 Redpath Avenue.

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

West Side

- No parking anytime between Manor Road East and a point 83.2 metres south of Broadway Avenue.

East Side

- No parking from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Soudan Avenue and Eglinton Avenue East; and
- Parking machines operate for a maximum period of three hours from 9:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Monday to Friday; and 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday.

Brownlow Avenue, in the vicinity of the site, is a north-south 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 Brownlow Avenue.

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

West Side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between Soudan Avenue and a point 156 metres south of Eglinton Avenue East.

East Side

- No stopping anytime between Soudan Avenue and a point 173 metres south of Eglinton Avenue East.

The developer has advised that the majority of construction staging operations will be undertaken from within the site, specifically from the eastern elevation of the building. As a result, a long term construction staging area is not required. Access/egress to the site will be provided from the west side of Brownlow Avenue and the east side of Redpath Avenue.

Based on a review of turn manoeuvre diagrams, heavy vehicle manoeuvres at the site access/egress points were determined to be in conflict with the existing parking machine spaces on the west side of Redpath Avenue, between Soudan Avenue and a point 56 metres north and on the east side of Brownlow Avenue, between Soudan Avenue and a point 41 metres north. Therefore, in order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that the existing parking machine spaces on the subject section of Redpath Avenue and Brownlow Avenue be temporarily amended.

This will result in the loss of three parking machine spaces on the east side of Redpath Avenue and five parking machine spaces on the west side of Brownlow Avenue. The applicant will be responsible for paying the lost revenue for these eight parking spaces.

Furthermore, to enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Redpath Avenue, between Soudan Avenue and a point 56.5 metres north. The existing parking regulations on the west side of the Redpath Avenue will remain in effect. On Brownlow Avenue, stopping will be prohibited on the west side, between Soudan Avenue and a point 41 metres north. The existing parking regulations on the east side of Brownlow Avenue will remain in effect.

In order to mitigate impact to road users, specifically Eglinton Junior Public School, construction vehicles will only be permitted to utilize Brownlow Avenue during the off peak periods (9:30 a.m. to 2:30 p.m., Monday to Friday). Pedestrian operations will be maintained at all times on both sides of Brownlow Avenue. During the peak periods (7:00 a.m. to 9:30 a.m. and 2:30 p.m. to 4:00 p.m. Monday to Friday), the northbound curb lane on Redpath Avenue abutting the site will be temporarily closed, daily, to facilitate construction staging activities. With the subject lane closure in place, two-way traffic operations will be maintained on Redpath Avenue. Pedestrian movements will be accommodated in a covered protected walkway within the existing sidewalk on the east side of Redpath Avenue. Pedestrian operations on the west sidewalk will be maintained.

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement.

Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

This development site being reported upon, has been reviewed by the Construction Hub Coordination Team to ensure a coordinated approach to safety and construction is being adhered to.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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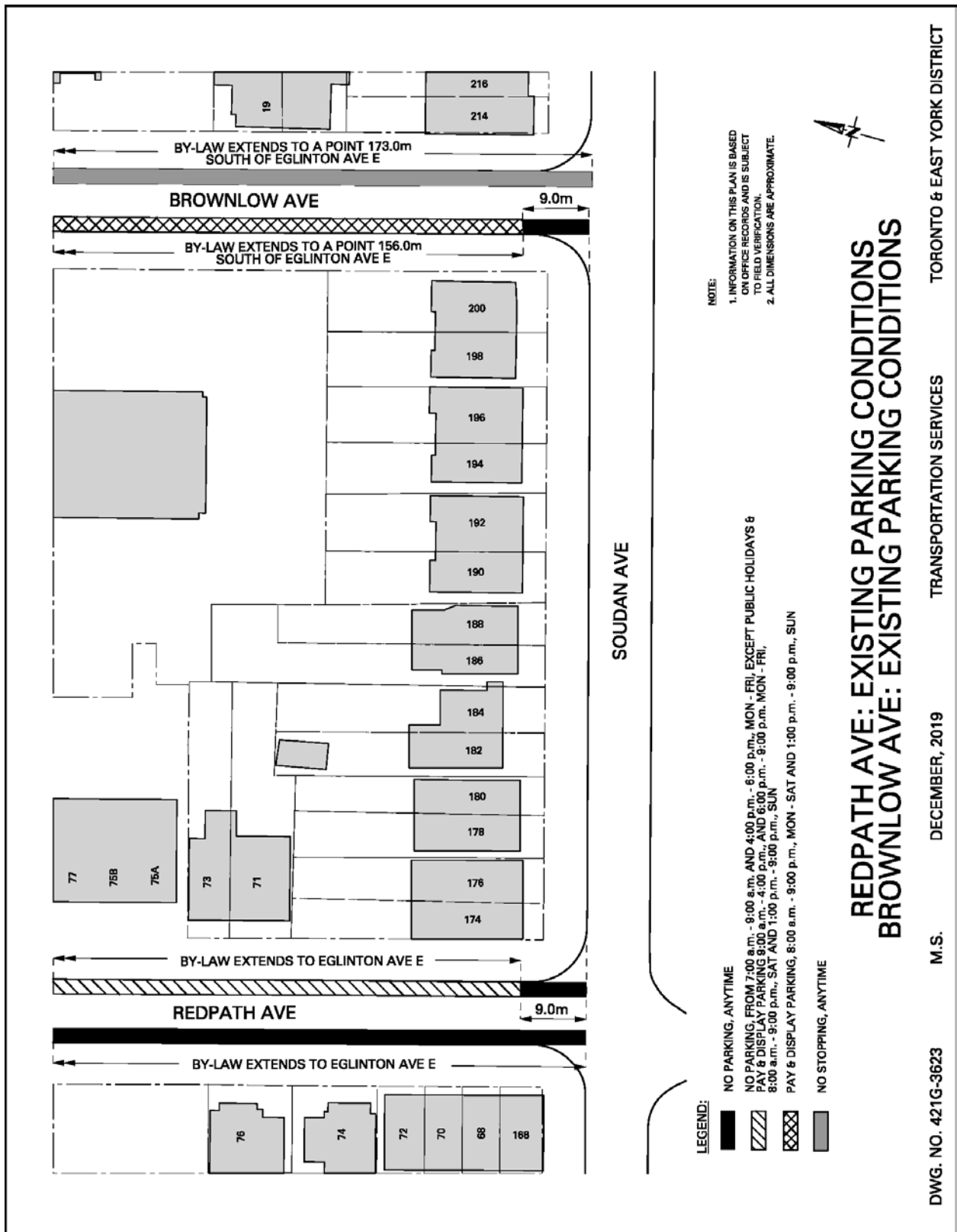
SIGNATURE

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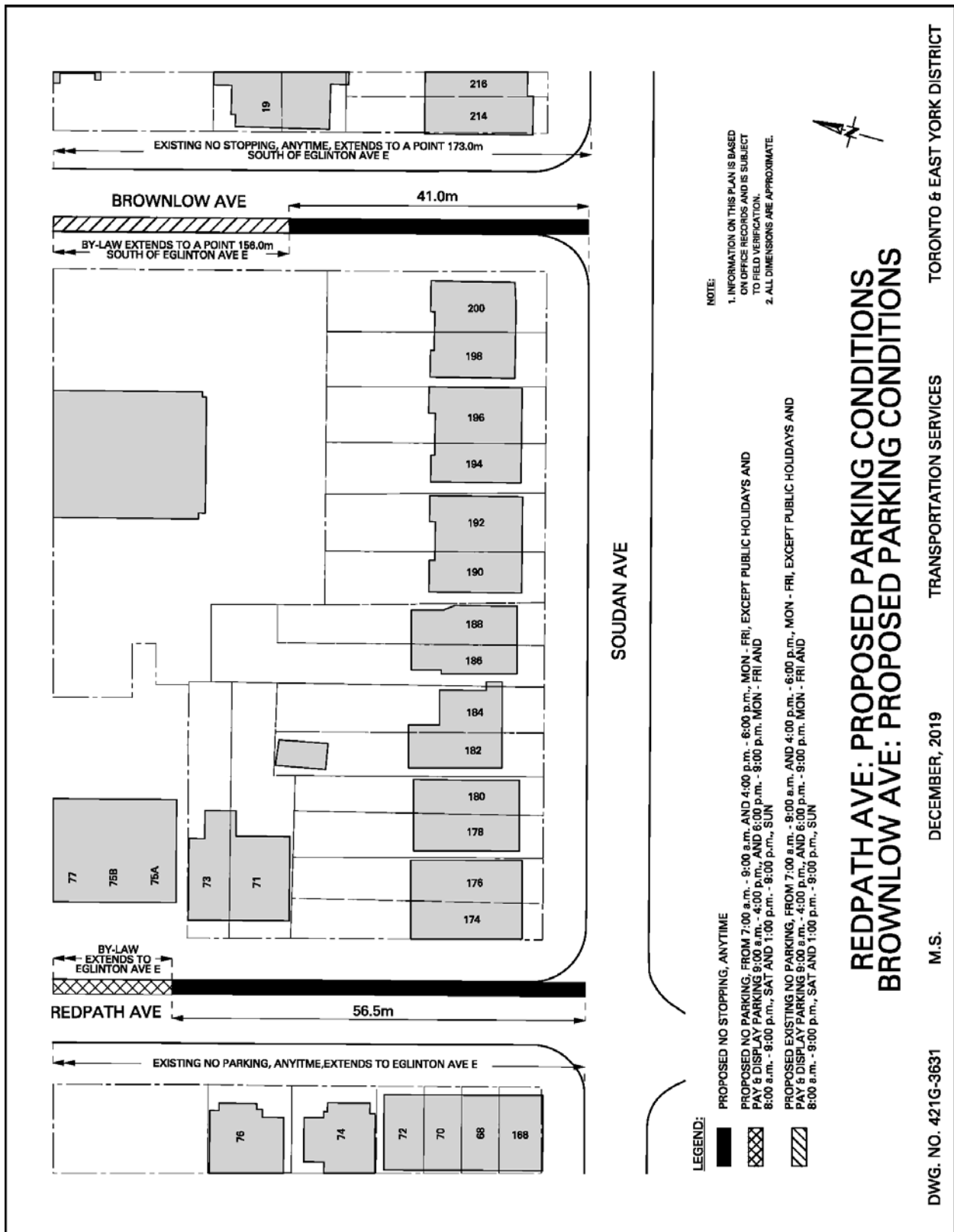
ATTACHMENTS

1. Drawing No. 421G-3623, dated December, 2019
2. Drawing No. 421G-3631, dated December, 2019

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Existing Parking Conditions - Redpath Avenue and Brownlow Avenue



Proposed Parking Conditions - Redpath Avenue and Brownlow Avenue