

Construction Staging Area – 89-101 Roehampton 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.

Toddglen Group of Companies is constructing a 38-storey rental building at 89-101 Roehampton Avenue. The site is bounded by Roehampton Avenue to the north, existing residential uses (130 Roehampton Avenue) to the east, existing commercial uses (110 and 120 Eglinton Avenue East) and existing residential uses (77 Roehampton 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 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 34 months to accommodate a construction staging operations. Pedestrian access 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 1.7 metre wide portion of the eastbound curb lane on Roehampton Avenue, between a point 218.5 metres east of Yonge Street and a point 31 metres

further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from February 6, 2020 to January 31, 2023.

2. 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 225 metres east of Yonge Street and a point 67 metres further east.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect from 8:00 a.m. to 6:00 p.m., Saturday on the south side of Roehampton Avenue, between a point 200 metres east of Yonge Street and a point 77 metres further east.

4. Toronto and East York Community Council prohibit stopping at all times on the north side of Roehampton Avenue, between a point 225 metres east of Yonge Street and a point 67 metres further east.

5. Toronto and East York Community Council prohibit stopping at all times on the south side of Roehampton Avenue, between a point 200 metres east of Yonge Street and a point 77 metres further east.

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 Roehampton Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Toddglen Group of Companies 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 \$151,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued February 25, 2019 in relation to Board Case No. PL160796, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 89-101 Roehampton Avenue.

COMMENTS

Proposed Development:

A development consisting of a 38-storey rental building will be constructed by Toddglen Group of Companies at 89-101 Roehampton Avenue. The site is bounded by Roehampton Avenue to the north, existing residential uses (130 Roehampton Avenue) to the east, existing commercial uses (110 and 120 Eglinton Avenue East) and existing residential uses (77 Roehampton Avenue) to the west. It should be noted that the proposed development is adjacent to an existing 19-storey rental building (101 Roehampton Avenue).

The development, in its completed form, will consist of 255 dwelling units. A two-level underground parking will be constructed with permanent access from Roehampton Avenue.

Construction Activities:

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

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

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. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of seven metres. Various options were explored by the developer to set up construction staging operations for the development. The option to utilize the site for construction staging purposes was not feasible due to limited availability of space to accommodate all construction staging operations. In addition, the subject property is surrounded by adjacent private properties with existing buildings on them.

Given the physical site constraints and the space required to manoeuvre construction vehicles, occupation of the right-of-way on Roehampton Avenue is essential to facilitate the construction of the development. The proposed construction staging area on Roehampton Avenue will be set up within the existing boulevard allowance and the eastbound curb lane on the south side of the roadway for a period of 34 months.

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.

South Side

- No parking from 8:00 a.m. to 6:00 p.m., Monday to Saturday, between a point 126 metres east of Yonge Street and a point 66 metres west of Redpath Avenue; and
- Maximum three-hour time parking limit in effect at all other times (unsigned, statutory).

Construction Staging Area:

Subject to approval, the south sidewalk and a 1.7 metre wide portion of the eastbound lane on Roehampton Avenue, between a point 218.5 metres east of Yonge Street and a point 31 metres further east will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.7 metre wide covered walkway within the closed portion of the eastbound lane. The remaining road width of 7.0 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 a point 225 metres east of Yonge Street and a point 67 metres further east. On the south side of Roehampton Avenue, stopping will be prohibited at all times between a point 200 metres east of Yonge Street and a point 77 metres further east.

A review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Roehampton Avenue are not expected to conflict with the City's capital works projects.

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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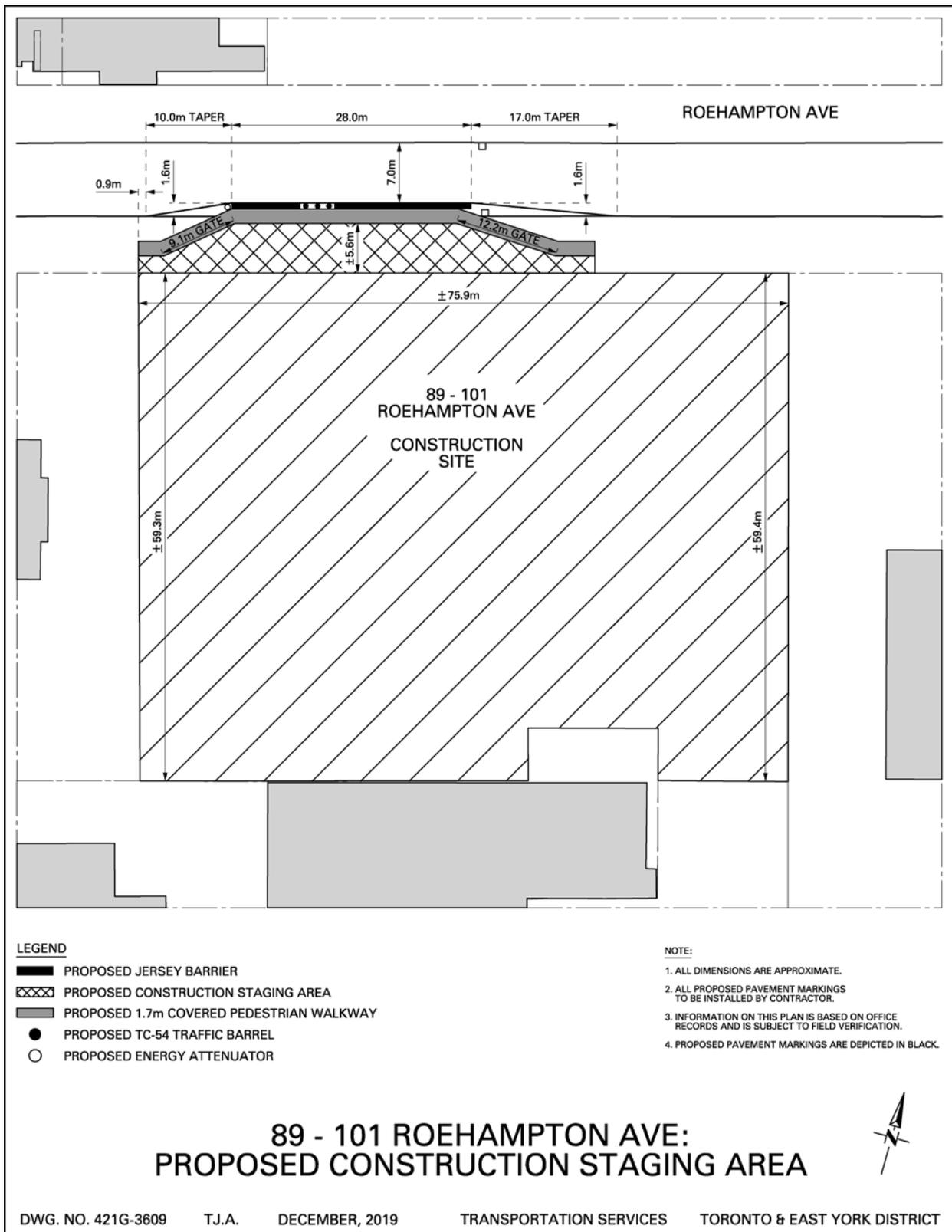
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3609, dated December, 2019

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