

Construction Staging Area – 485 Logan Avenue

Date: June 10, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 14, Toronto - Danforth

SUMMARY

As Logan Avenue between Gerrard Street East and First Street currently has bike lanes on both sides of the street, that are proposed to be temporarily removed, this matter requires final approval by City Council.

DC&F Corp. is constructing a four-storey residential building at 485 Logan Avenue. The site is located on the east side of Logan Avenue, between Gerrard Street East and First Avenue.

Transportation Services is requesting approval to close the east sidewalk, the northbound and southbound bicycle lanes, and the east and west parking lanes on Logan Avenue abutting the site for a period of 10 months to accommodate construction staging operations.

With the subject construction staging area in place, Logan Avenue, in the immediate vicinity of the site, will continue to operate with one northbound lane and one southbound lane. The bicycle lanes will have to be removed, so cyclists and motorists will travel single file in each direction. Signs indicating "Shared Use Lane Single File" will be installed to reflect this. Pedestrian movements on the east side of Logan Avenue will be maintained in a covered and protected walkway on the road around the construction staging area. Pedestrian movements on the west side of Logan Avenue will be maintained on the existing sidewalk.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and the northbound and southbound bicycle lanes on Logan Avenue, between a point 22 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East, from July 17, 2020 to April 30, 2021.

2. City Council rescind the existing designated bicycle lanes on both sides of Logan Avenue, between a point 22 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East.
3. City Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m. on the west side of Logan Avenue, between a point 32.0 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East.
4. City Council prohibit stopping at all times on the east side of Logan Avenue, between a point 52.0 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East.
5. City Council prohibit stopping at all times on the west side of Logan Avenue, between a point 32.0 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East.
6. City 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. City 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. City 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. City 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. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic 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. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

13. City 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. City 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. City Council direct that Logan 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. DC&F Corp. 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 Logan Avenue, these fees will be approximately \$158,000.00.

DECISION HISTORY

City Council, at its meeting on June 26, 27, 28 and 29, 2018, adopted Item TE33.11 of the City Council to amend Zoning By-law No. 438-86, for the lands at 485 Logan Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE33.11>

COMMENTS

Development Proposal

A residential development consisting of a four-storey condominium building with a total of 41 units and one level of underground parking will be constructed by DC&F Corp. at 485 Logan Avenue. The site is bounded by existing commercial uses to the north, existing residential uses to the south, a public laneway to the east and Logan Avenue to the west.

The excavation of the site will extend from property line to property line on all four sides. In order to carry out 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.

Construction Staging Area and Proposed Closures:

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

The construction staging area on Logan Avenue will be set up on the east side of Logan Avenue, requiring northbound and southbound traffic to be shifted to the west side of the street around the construction staging area. The construction staging area will be utilized to accommodate construction material deliveries by large trucks (tractor-trailer units and concrete trucks), storage, pick-up location for the tower crane and worker facilities.

Logan Avenue, in the vicinity of the site, is a collector street and consists of one northbound and one southbound traffic lane, one northbound and one southbound bicycle lane, and parking lanes on each side. There is no TTC service on this portion of Logan Avenue.

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

East Side:

- "No Stopping Anytime", between Gerrard Street East and a point 52 metres south.

West Side:

- "Permit Parking, 12:01 a.m. to 7:00 a.m.", from First Avenue to a point 15 metres north of Simpson Avenue.
- "No Stopping Anytime", between Gerrard Street East and a point 32 metres south.

Subject to approval, the east sidewalk, the northbound and southbound bicycle lanes, and the east and west parking lanes, between a point 22 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East, will be closed to accommodate construction staging operations for the development. A 1.7 metre wide covered pedestrian walkway will be provided on the east side of the street around the work zone.

This portion of Logan Avenue is regulated by permit parking and borders both Area 7F and Area 8B. Up to three spaces on the east side and six spaces on the west side will have to be removed to accommodate the construction staging area. Transportation Services staff have confirmed that the loss of these parking spaces will not have a negative impact on parking in the area.

Traffic Impacts

With the proposed construction staging area in place, Logan Avenue, in the immediate vicinity of the site, will operate with one northbound lane and one southbound lane. The proposed construction staging area is expected to have a manageable impact on vehicular traffic operations on Logan Avenue. Bicycles and vehicles will travel in single file in the northbound and southbound lanes. Additional signs will be installed to notify motorists and cyclists of this.

Pedestrian movements on the east side of Logan Avenue will be maintained in a 1.7 metre wide covered and protected walkway installed on the east side of Logan Avenue, around the construction staging area. Pedestrian movements on the west side of Logan Avenue will be maintained on the existing sidewalk.

Finally, a review of the City's 2020-2022 Major Capital Works Program, at the time of this report, indicates that there are no capital works projects planned on this portion 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 DC&F Corp. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Fletcher's office is aware of the recommendations of this staff report.

CONTACT

Craig Cripps
Acting Manager, Construction Coordination and Traffic Mitigation
Transportation Services
Telephone: (416) 397-5020
Fax: (416) 394-8942
E-mail: Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3752, dated June, 2020

Construction Staging Area - 485 Logan Avenue

Construction Staging Area - 485 Logan Avenue

