

Construction Staging Area – 3070 Ellesmere Road

Date: November 3, 2021
To: Scarborough Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 24, Scarborough-Guildwood

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Podium Developments is constructing a 26-storey residential rental building with ground level commercial space at 3070 Ellesmere Road. The site is located at the north-east corner of Ellesmere Road and Mornelle Court.

Transportation Services is requesting approval to close the east sidewalk and a two metre-wide portion of the east side northbound curb lane on Mornelle Court, between Ellesmere Road and a point 102.7 metres to the north, for a period of 41 months (i.e. January 21, 2022 to June 1, 2025) to accommodate a construction staging area.

Pedestrian operations on the east side of Mornelle Court will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane. The number of northbound lanes will not be reduced on Mornelle Court; however, stopping will be prohibited at all times due to the partial lane occupation.

RECOMMENDATIONS

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

1. Scarborough Community Council authorize the closure of the east sidewalk and a two metre wide portion of the east side northbound curb lane on Mornelle Court, between Ellesmere Road and a point 102.7 metres north, from January 21, 2022 to June 1, 2025.
2. Scarborough Community Council rescind the existing standing prohibition in effect at all times on the east side of Mornelle Court, between Ellesmere Road and a point 102.7 metres north.
3. Scarborough Community Council prohibit stopping at all times on the east side of Mornelle Court, between Ellesmere Road and a point 102.7 metres north.

4. Scarborough Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.
5. Scarborough 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.
6. Scarborough 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.
7. Scarborough 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.
8. Scarborough 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.
9. Scarborough 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.
10. Scarborough Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. Scarborough 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.
12. Scarborough 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.
13. Scarborough Community Council direct that Mornelle Court 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. Podium Developments 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 Mornelle Court, these fees will be approximately \$455,000.00.

DECISION HISTORY

Scarborough City Council, at its meeting on June 26, 2007, adopted Item SC7.31 entitled "3070 Ellesmere Road - Zoning Application - Final Report".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.SC7.31>

COMMENTS

The Development and Timeline

Podium Developments is constructing a 26-storey building with 287 residential rental units and five ground level commercial units, with three-levels of underground parking for 200 parking spaces, at 3070 Ellesmere Road. The site is located at the north-east corner of Ellesmere Road and Mornelle Court. Permanent access will be from Mornelle Court.

The site is bounded by a 15-storey residential building to the north, a retail gas station to the east, Ellesmere Road to the south and Mornelle Court to the west.

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 approximately 16 metres.

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

- Excavation and shoring: from January 2022 to July 2022;
- Below grade formwork: from July 2022 to April 2023;
- Above grade formwork: from April 2023 to April 2024;
- Building envelope phase: from July 2023 to October 2024; and
- Interior finishes stage: from August 2022 to February 2025.

Existing Conditions

Mornelle Court is characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates two-way traffic on a pavement width of approximately 6.7 metres for the northbound lane and 6.7 metres for the southbound lane, separated by a 5.7 metre centre median
- It has an unposted regulatory speed limit of 50 km/h
- There is no TTC service provided
- There are sidewalks located on both sides of the street

The parking regulations on Mornelle Court, within the subject section are as follows:

East side

- No standing anytime

West side

- No parking anytime, between a point 57 metres north of Ellesmere Road and a point 21 metres further north

Proposed Construction Staging Area

The construction staging area for the development has been proposed to take place within the existing boulevard allowance and the northbound curb lane on the east side of Mornelle Court, abutting the site. The east sidewalk and a two metre-wide portion of the northbound lane on Mornelle Court, between Ellesmere Road and a point 102.7 metres to the north will be closed to accommodate construction staging operations.

A drawing of the proposed construction staging area is shown in Attachment 1.

Pedestrian operations on the east side of Mornelle Court will be maintained in 1.7 metre-wide covered and protected walkway within the closed portion of the existing northbound lane.

The number of northbound lanes will not be reduced on Mornelle Court. There will still be one northbound lane on Mornelle Court, in which stopping will be prohibited at all times.

A review of the City's Five-Year Major Capital Works Program indicates there is Toronto Water Sewer Rehabilitation and Construction planned in 2022 and a multi-use Bikeway Trail planned in 2023 on Ellesmere Road. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified to accommodate the City's planned activities.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Podium Developments has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

CONTACT

Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, Craig.Cripps@toronto.ca

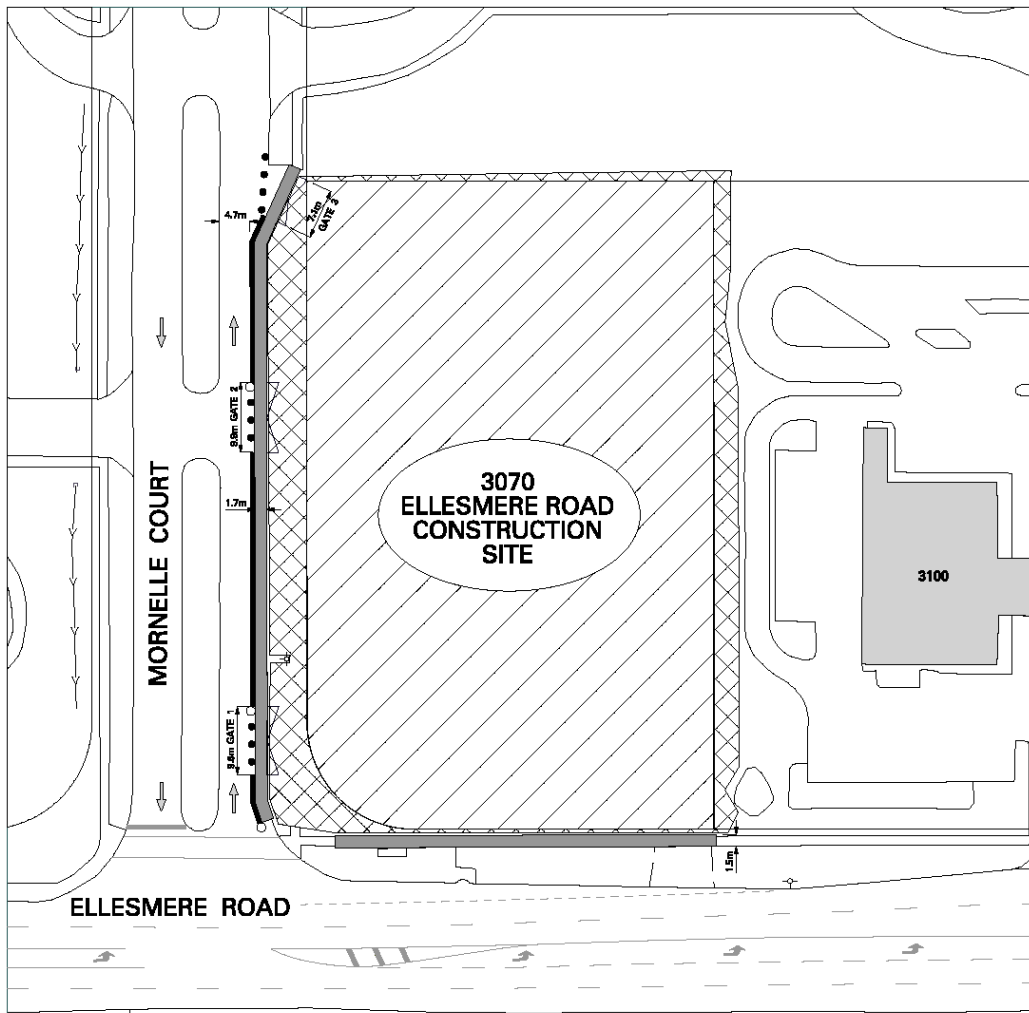
SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 3070 Ellesmere Road

Attachment 1: Proposed Construction Staging Area - 3070 Ellesmere Road



LEGEND:

- PROPOSED JERSEY BARRIER
- ▤ PROPOSED CONSTRUCTION STAGING AREA
- ▨ PROPOSED CONSTRUCTION SITE
- PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 1.5m MINIMUM COVERED WALKWAY
- - - - PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-64 FLEXIBLE DRUM

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. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

PROPOSED CONSTRUCTION STAGING AREA 3070 ELLESMERE ROAD



FILE NO. 421T - 0247

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : OCT. 2021