

## **Construction Staging Area - 898-900 St. Clair Avenue West (Alberta Street)**

**Date:** January 26, 2021  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 9, Davenport

### **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.

Canderel Residential Incorporated is constructing a 12-storey condominium building with ground floor retail at 898-900 St. Clair Avenue West. The site is located on the northeast corner of St. Clair Avenue West and Alberta Avenue.

Transportation Services is requesting authorization to close the east sidewalk and a 7.3-metre-wide portion of the northbound curb lane and adjacent lane on Alberta Avenue, between St. Clair Avenue West and a point 65 metres north, for a period of 12 months (i.e., February 25, 2021 to February 28, 2022) to accommodate a construction staging area.

The construction staging area on Alberta Avenue will require the northbound and southbound traffic lanes, abutting the site, to be realigned to maintain two 3.35-metre-wide lanes, one lane each for northbound and southbound traffic, within the existing southbound lanes. Pedestrian operations on the east side of Alberta Avenue will be maintained in a covered and protected walkway within the closed portion of the existing northbound lane.

The installation of the construction staging area will result in the loss of approximately 12 parking machine spaces on Alberta Avenue, abutting and opposite the site.

Vehicle operations, including the existing parking on St. Clair Avenue West, will be maintained in their current configuration. Pedestrian operations on the north side of St. Clair Avenue West, abutting the site, will be maintained on the existing sidewalk, in a covered and protected walkway.

## RECOMMENDATIONS

---

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 7.3-metre-wide portion of the northbound curb lane and adjacent lane on Alberta Avenue, between St. Clair Avenue West and a point 65 metres north, from February 25, 2021 to February 28, 2022.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 10:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$2.00 per hour and for a maximum period of 3 hours, on the both sides of Alberta Avenue, between St. Clair Avenue West and the north city limit of the road.
3. Toronto and East York Community Council rescind the existing permit parking in effect from 12:01 a.m. to 7:00 a.m., on both sides of Alberta Avenue, between St. Clair Avenue West and a point 54.9 metres further north.
4. Toronto and East York Community Council prohibit stopping at all times on both sides of Alberta Avenue, between St. Clair Avenue West and north city limit of the road.
5. 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.
6. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
7. 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.
8. 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.
9. Toronto and East York Community 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.
10. 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 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.

11. 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.

12. 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.

13. 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.

14. Toronto and East York Community Council direct that Alberta 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. Canderel Residential Incorporated 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 Alberta Avenue, these fees will be approximately \$187,000.00.

## **DECISION HISTORY**

---

This report addresses a new initiative.

## **COMMENTS**

---

### **The Development and Timeline**

A 12-storey residential condominium building with ground-floor retail is being constructed by Canderel Residential Incorporated at 898-900 St. Clair Avenue West. The site is an "L" shaped property bounded by a one-storey retail building and single family residential to the north, Winona Drive to the east, St. Clair Avenue West to the south and Alberta Avenue to the west. Existing retail buildings that front onto St. Clair Avenue West between Winona Drive and the subject site, that are not part of the development, will remain.

The development, in its completed form, will consist of 123 dwelling units with ground-floor retail and a three-level underground parking garage for approximately 68 cars. It will also include, two loading doors that will access the development from Winona Drive.

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

- Excavation and shoring: May 2020 to April 2021;
- Below grade formwork: February 2021 to July 2021;
- Above grade formwork: July 2021 to November 2021;
- Building envelope phase: August 2021 to December 2021; and
- Interior finishes stage: August 2021 to May 2022 2022.

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 10 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Alberta Avenue will be essential to set up construction staging operations for the development.

The construction staging area is currently in place, operating on a temporary road occupancy permit, within the road right-of-way on the east side of Alberta Avenue. The developer is requesting an additional period of 12 months to complete the project.

## **Existing Conditions**

St. Clair Avenue West is characterized by the following conditions:

- Is a four lane, east/west major arterial roadway
- The TTC operates streetcar service within a dedicated right-of-way in the middle of the roadway
- It operates as a two-way traffic on a pavement width of approximately 23 metres.
- The regulatory speed limit is 50 km/h.
- Sidewalks are located on both sides of the street.

Alberta Avenue is characterized by the following conditions:

- It is a two lane, north/south local roadway.
- It operates as a two-way with a pavement width of approximately 14 metres and is located to the west of the subject development.
- The regulatory speed limit is 50 km/h.
- The TTC does not operate bus service on Alberta Avenue.
- Sidewalks are located on both sides of the street.
- Parking machines operate on both sides of the street from 10:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday on both sides, between St. Clair Avenue West and the north city limit of the road

- Permit Parking is in effect between 12:01 a.m. and 7:00 a.m., on both sides of the street, between St Clair Avenue West and the north limit of the road
- No Frills grocery store is located immediately north of the subject site at the north limit of Alberta Avenue

### **Proposed Construction Staging Area**

The construction staging area has been installed and is currently operating under a temporary road occupancy permit on the east side of Alberta Avenue abutting the site. The east sidewalk and a 7.3-metre-wide portion of the northbound lanes, used as one traffic lane and one parking lane, are closed between St. Clair Avenue West and the northerly city limit of Alberta Avenue. The staging area requires that both the northbound and southbound traffic lanes be realigned to two 3.35-metre-wide lanes within the southbound lanes.

Pedestrian operations on the east side of Alberta Avenue are maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the existing lane.

To ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on both sides of Alberta Avenue, between St. Clair Avenue West and the northerly city limit of Alberta Avenue.

In order to accommodate the construction staging area on Alberta Avenue the existing "Pay and Display" and permit parking on both sides of the street abutting the site have been removed. The staging area will result in the loss of approximately 12 parking machine/permit parking spaces on Alberta Avenue, seven spaces on the east side and five spaces on the west side. The developer has been advised that they are required to provide compensation for the loss of revenue for the parking machine spaces. Since there are currently no parking permits issued on this section of Alberta Avenue, removal of the permit parking in this area should not have an impact on existing permit holders.

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

The construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

As no changes are proposed on St. Clair Avenue West to accommodate the staging area, all traffic lanes and parking regulations on St. Clair Avenue West will be maintained in their current form. Pedestrian operations on the north side of St. Clair Avenue West will be maintained in a 2.1-metre-wide covered and protected walkway within the existing sidewalk.

Finally, 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 area is not expected to conflict with the City's capital works projects.

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

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

## **CONTACT**

---

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, [Craig.Cripps@toronto.ca](mailto: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 - 900 St. Clair Avenue West

Attachment 1: Construction Staging Area - 898-900 St. Clair Avenue West

