

Construction Staging Area - 276-294 Main Street and 144 Stephenson Avenue - Phase 2 (Stephenson Avenue)

Date: March 22, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 19, Beaches - East York

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.

Tribute Communities is constructing a 27-storey residential condominium building with ground floor retail at 276-294 Main Street and 144 Stephenson Avenue. The site has some of the addresses as Main Street, however the staging areas are located Stephenson Avenue south of Danforth Avenue and west of Main Street. Construction of the development will be undertaken in several phases. This report deals with matters related to Phase 2 of the construction only.

Transportation Services is requesting authorization to close the west and north sidewalk on Stephenson Avenue between a point 29 metres south of Danforth Avenue and a point 115 meters further south and west, for a period of 8 months (i.e., April 22, 2021 to December 15, 2021) to accommodate construction staging operations in Phase 2. In addition, Transportation Services is requesting to close a 2.1 metre-wide portion of the northbound curb lane on Stephenson Avenue, between a point 18 metres south of Danforth Avenue and a point 95 metres further south, for the same time period.

Pedestrian operations on the west and north sides of Stephenson Ave will be restricted. Pedestrians will be directed to use the continuous sidewalk on the south and east sides of Stephenson Ave. The east side of Stephenson Ave will have a 1.5 metre wide protected walkway within the closed portion of the northbound lane.

The construction staging area on Stephenson Avenue will result in the loss of the northbound traffic lane on the north/south portion of Stephenson Avenue. This closure will require Stephenson Avenue to operate as one way southbound only, abutting the closed portion of the street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west and north sidewalk on Stephenson Avenue between a point 29 metres south of Danforth Avenue and a point 115 meters further south and west, from April 22, 2021 to December 15, 2021.
2. Toronto and East York Community Council authorize the closure of a 2.1 metre wide portion of the northbound curb lane on Stephenson Avenue, between a point 19 metres south of Danforth Avenue and a point 95 meters further south, from April 22, 2021 to December 15, 2021.
3. Toronto and East York Community Council designate Stephenson Avenue, between Main Street and a point 95 metres south as one-way southbound.
4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, at a rate of \$2.00 per hour and for a maximum period of 3 hours, on the west side of Main Street (west roadway), between Stephenson Avenue and a point 60 metres north.
5. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., on the north and west side of Stephenson Avenue, between Main Street and a point and point 90 metres south and west.
6. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the east and south side of Stephenson Avenue, between Main Street and a point and point 90 metres south and west.
7. Toronto and East York Community Council prohibit stopping at all times, on both sides of Stephenson Avenue, between Main Street and a point and point 90 metres south and west.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. Toronto and East York Community Council direct the applicant to install cane detection within the protected walkway to guide pedestrians who are visually impaired.
15. 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.
16. 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.
17. Toronto and East York Community Council direct that Stephenson Avenue and Main Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Tribute Communities 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 Stephenson Avenue, these fees will be approximately \$149,000 including lost revenue from the parking machines.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued June 26, 2019 in relation to Board Case No. PL171473 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 286-294 Main Street.

City Council, at its meeting on February 26, 2019, adopted Item TE3.9 entitled "276-294 Main Street and 144 Stephenson Avenue - formerly 286-294 Main Street - Zoning By-law Amendment Application - Request for Directions Regarding the Local Planning Appeal Tribunal - Local Planning Appeal Tribunal Hearing"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.9>

COMMENTS

The Development and Timeline

A 27-storey residential building is being constructed by Tribute Communities at 276-294 Main Street and 144 Stephenson Avenue. The site is bounded by an existing two-storey commercial/residential building to the north, Stephenson Avenue/Main Street to the east, Stephenson Avenue to the south and a public laneway to the west. The development, in its completed form, will consist of 371 dwelling units with ground-floor retail, a two-level underground parking garage for approximately 133 vehicles and a loading door.

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 8 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.

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

- Excavation and shoring: December 2020 to May 2021;
- Below grade formwork: April 2021 to July 2021;
- Above grade formwork: July 2021 to January 2023;
- Building envelope phase: February 2022 to February 2023; and
- Interior finishes stage: January 2022 to December 2023.

A construction staging area for Phase 2 will be set up within the road right-of-way on the east side of Stephenson Avenue for a period of 8 months. The remaining construction phases will be discussed in future staff reports.

Existing Conditions

Stephenson Avenue is characterized by the following conditions:

- It is a two-way local roadway that primarily runs east/west with a pavement width of approximately 7 to 8 metres.
- The posted speed limit is 30 km/h.
- TTC does not provide service on Stephenson Avenue.
- There are sidewalks located on both sides of the east/west portion of the street and only on the west side of the north/south portion of the street.

The parking regulations on Stephenson Avenue, within the subject section, are as follows:

North/West Side

- Pay and display parking is in effect from 8:00 a.m. to 6:00 p.m., Mon. to Sat., three-hour maximum, between Stephenson Avenue (east/west portion) and a point 60 metres north
- Permit parking is in effect from 12:00 midnight to 7:00 a.m., between Morton Road and Main Street
- Parking is allowed for a maximum of one-hour between 8:00 a.m. and 6:00 p.m., between Morton Road and Main Street

South/East Side

- No parking anytime between Morton Road and Main Street

Proposed Construction Staging Areas

Construction staging operations on Stephenson Avenue will take place within the existing boulevard allowance on the north and west side of Stephenson Avenue fronting the site. In addition, a portion of the northbound lane will be also closed to accommodate a pedestrian walkway on the east side of Stephenson Avenue.

Subject to approval, the west and north sidewalk on Stephenson Avenue will be closed, between a point 29 metres south of Danforth Avenue and a point 115 meters further south and west, from April 22, 2021 to December 15, 2021. In addition, a 2.1 metre wide portion of the northbound curb lane will be closed on Stephenson Avenue, between a point 19 metres south of Danforth Avenue and a point 95 meters further south, from April 22, 2021 to December 15, 2021.

This report deals with the construction staging requirements for Phase 2 only, additional reports will be submitted to address additional phases.

The north/south portion of Stephenson Avenue, abutting the site, will be reduced a pavement width of 4.7 metres to 5 metres, Therefore, it is proposed that this section of Stephenson Avenue be converted from two-way traffic to one-way southbound for the duration of this phase.

Pedestrian operations on the west and north side of Stephenson Avenue abutting the site will be restricted and pedestrians will be directed to a 1.5-metre-wide protected walkway within the closed portion of the existing northbound lane. Pedestrians on the east/west portion of Stephenson Avenue will be advised of the temporary sidewalk closure on the north side of Stephenson Avenue, by appropriate advanced warning signage. This signage will be installed to clearly inform pedestrians to use the south sidewalk at the intersection of Westlake Avenue and Stephenson Avenue.

In order 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 Stephenson Avenue between Main Street and a point 90 metres south and west, (to the first lane west of Main Street, north of Stephenson Avenue)

Consultation with permit parking staff revealed that there is sufficient parking available in the area and that the proposed staging area should not have an impact on existing permit holders. Although permit parking is approved within a portion of the construction staging area, it appears that the subject area was not signed for permit parking and will not result in the loss of any on-street permit parking spaces. The developer has been advised that they are required to provide compensation for the loss of revenue for the approximately eight paid parking spaces on the north/south section of Stephenson Avenue.

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

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

Finally, a review of the City's Five-Year Major Capital Works Program indicates that local road reconstruction is scheduled for 2023. This planned capital works project will not be impacted for the duration of phase 2. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects. However, additional phases could affect the scheduling and consultation with Transportation Asset Management, Infrastructure & Development Services staff indicate that the reconstruction will be deferred until the development is complete.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Tribute Communizes 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

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 276-294 Main Street

DANFORTH AVENUE

276-296 MAIN STREET CONSTRUCTION SITE

PUBLIC LANEWAY

MAIN STREET

STEPHENSON AVENUE

LEGEND:

- PROPOSED JERSEY BARRIER
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED CONSTRUCTION SITE
- PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED WALKWAY
- PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

- ALL DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
- INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
- PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

276-296 MAIN STREET PROPOSED CONSTRUCTION STAGING AREA

DWG. NO. 421T-0104 O.K. MARCH, 2021 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT