

Construction Staging Area - 28 Eastern Avenue

Date: May 31, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto - Centre

SUMMARY

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

Alterra-Finer (Corktown) Limited, is constructing a 12-storey residential condominium building at 28 Eastern Avenue (Formerly known as 18-32 Eastern Avenue, 1 Gilead Place, and 2 Sackville Street). The site is located on the north side of Eastern Avenue between Sackville Street and Gilead Place.

Transportation Services is requesting authorization to close the north sidewalk and a three-metre-wide portion of the westbound curb lane on Eastern Avenue, between Sackville Street and Gilead Place, for a period of 27 months (i.e., October 1, 2021 to December 31, 2023) to accommodate a construction staging area.

Pedestrian operations on the north side of Eastern Avenue will be maintained in a 1.7-metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Eastern Avenue will result in the loss of one westbound traffic lane in which stopping is prohibited during the morning and afternoon peaks.

Pedestrian operations on the west side of Sackville Street abutting the site will be maintained in a 1.7-metre-wide covered and protected walkway within the existing sidewalk.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the north sidewalk and a three-metre-wide portion of the westbound curb lane on Eastern Avenue, between Sackville Street and Gilead Place, from October 1, 2021 to December 31, 2023.

2. Toronto and East York Community Council amend the existing maximum one-hour parking regulation in effect from 9:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Eastern Avenue, between Sackville Avenue and Trinity Street to be in effect from Gilead Place to Trinity Street.
3. Toronto and East York Community Council prohibit stopping at all times on the north side of Eastern Avenue, between Sackville Street and Gilead Place.
4. Toronto and East York Community Council amend the existing parking prohibition in effect at all times, on the west side of Sackville Street, between Eastern Avenue and King Street East, to be in effect from a point 61 metres north of Eastern Avenue to King Street East.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Sackville Street, between Eastern Avenue and a point 61 metres north.
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 and/or any proposed pedestrian walkways 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 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. 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.
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 Eastern Avenue and Sackville Street 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. Alterra-Finer (Corktown) Limited 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 Eastern Avenue, these fees will be approximately \$383,000.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued August 21, 2019 in relation to Board Case No. PL170624, authorized an amendment to Zoning By-law, for the lands municipally known as 18-32 Eastern Avenue, 1 Gilead Place and 2 Sackville Street.

City Council, at its meeting on City Council on May 22, 23 and 24, 2018, adopted Item TE32.20 entitled "18-32 Eastern Avenue, 1 Gilead Place and 2 Sackville Street - Official Plan and Zoning By-law Amendment Applications - Request for Direction Report".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.20>

COMMENTS

The Development and Timeline

A 12-storey residential condominium building is being constructed by Alterra-Finer (Corktown) Limited. The site is bounded by a two storey commercial building to the north, Sackville Street to the east Eastern Avenue to the south and Gilead Place/Corktown Lane to the west. The development, in its completed form, will consist of 379 residential units and a two-level underground parking garage for approximately 137 vehicles. Permanent access will be from Sackville Street.

Construction Activities:

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

- Excavation and shoring: May 2021 to December 2021;
- Below grade formwork: December 2021 to April 2022;
- Above grade formwork: April 2022 to April 2023;
- Building envelope phase: October 2022 to May 2023; and
- Interior finishes stage: June 2023 to November 2023.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts to 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 8.5 metres from street level. The excavation will extend from property line to property line on all four sides of the site. 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 Eastern Avenue will be essential to set up construction staging operations for the development.

Existing Conditions

Eastern Avenue is characterized by the following conditions:

- It is a 4-lane, east-west collector roadway
- It operates two-way traffic on a pavement width of approximately 15 metres
- It has a regulatory speed limit of 50 km/h
- There are sidewalks located on both sides of the street
- There is no TTC service on the subject section of Eastern Avenue

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

North Side

- Parking for a maximum of one-hour, from 9:00 a.m. and 4:00 p.m., Monday to Friday, between Sackville Street and Trinity Street
- No stopping from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Cherry Street and Front Street East

South Side

- Parking for a maximum of one-hour, from 9:00 a.m. and 4:00 p.m., Monday to Friday, between Cherry Street and a point 30.5 metres east of Trinity Street
- No stopping from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Cherry Street and Front Street East

Sackville Street is characterized by the following conditions:

- It is a one-lane, northbound local roadway
- It operates one-way northbound on a pavement width of approximately 7.5 metres
- It has a regulatory speed limit of 50 km/h
- There are sidewalks located on both sides of the street
- There is no TTC service

East Side

- No parking 8:30 a.m. to 6:00 p.m., Monday to Friday, between Eastern Avenue and a point 56.4 metres north

West Side

- No parking anytime between Eastern Avenue and King Street East

Proposed Construction Staging Area

The construction staging area for the development has been proposed within the road right-of-way on the north side of Eastern Avenue abutting the site.

The construction staging operations on Eastern Avenue will take place within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. Subject to approval, the north sidewalk and a three-metre-wide portion of the westbound curb lane on Eastern Avenue will be closed between Sackville Street and Gilead Place from October 1, 2021 to December 31, 2023.

Pedestrian operations on the north side of Eastern Avenue will be maintained in a 1.7-metre-wide covered and protected walkway within the closed portion of the existing lane. The construction staging area will result in the loss of one westbound traffic lane abutting the site in which parking is currently allowed during off-peak times.

Pedestrians on the west side of Sackville Street abutting the site will be accommodated within a 1.7 metre-wide covered and protected walkway within the existing sidewalk.

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 and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that new watermain are scheduled to be installed in 2025 within the subject section of Eastern Avenue. Given that the proposed construction staging area is scheduled to be removed in December of 2023, 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 Alterra-Finer (Corktown) Limited 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

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 28 Eastern Avenue

