

Construction Staging Area - Time Extension - 485 Logan Avenue

Date: June 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 14, Toronto - Danforth

SUMMARY

Logan Avenue between Gerrard Street East and First Street has bike lanes on both sides of the street. Since the developer requires an extension of the construction staging area, including an extension of the closure of the bike lanes abutting the site, this matter requires final approval by City Council.

DC&F Corporation 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.

City Council, at its meeting on July 28 and 29, 2020, approved the subject construction staging area on Logan Avenue, from July 17, 2020 to April 30, 2021. The developer has requested an extension of the duration of the construction staging area on Logan Avenue, in order to complete the portion of the construction that cannot be accommodated on site. Based on the information provided by the developer, the site has experienced a number of construction delays due to COVID-19.

Transportation Services is requesting authorization to extend the closure of the east sidewalk and a seven metre wide portion of the northbound curb lane and adjacent lane until August 31, 2021. As a result, the northbound and southbound bicycle lanes will continue to be closed, requiring cyclists to merge into one shared lane with vehicular traffic. It is anticipated by August 31, 2021 that construction activities required to complete the development can be accommodated on site.

RECOMMENDATIONS

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

1. City Council approve the continuation of closure of the east sidewalk, a seven metre wide portion of the northbound curb lane and adjacent lane on Logan Avenue, and provision of a temporary pedestrian walkway within the closed portion of the northbound lane, between a point 22 metres south of Gerrard Street East and a point 61.3 metres south of Gerrard Street East, from May 1, 2021 to August 31, 2021.
2. City Council direct the applicant to continue 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.
3. City Council direct the applicant to continue 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.
4. City Council direct the applicant to continue 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.
5. City Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. City Council direct the applicant to continue 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.
7. City Council direct the applicant to continue 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.
8. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. City Council direct the applicant to continue 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.
10. City Council direct the applicant to continue 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.
11. 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 Corporation 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 \$71,000.

DECISION HISTORY

City Council, at its meeting on July 28 and 29, 2020, adopted item TE31.66 entitled "Construction Staging Area - 485 Logan Avenue" and in so doing, approved 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

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.42>

COMMENTS

Status of the Development

A residential development consisting of a four-storey condominium building with a total of 41 units and one level of underground parking for 33 vehicles, is being constructed by DC&F Corporation 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 development in its completed form, will consist of 41 dwelling units and a single level underground parking garage for 33 vehicles with permanent access from Logan Avenue.

The developer has advised that they have been delayed due to issues arising from labour shortages and availability of materials related to COVID-19.

At the time of this report below grade forming has been completed and they are currently working on the structure for the above grade. It is anticipated by the end of August 2021, the construction staging area will no longer be required and construction activities can be accommodated on site.

Construction Staging Area

With the proposed construction staging area in place, Logan Avenue, in the immediate vicinity of the site, will continue to operate with two 3.8-metre-wide lanes, one

Construction Staging Area Time Extension - 485 Wellesley Street

northbound lane and one southbound lane. The northbound and southbound bike lanes will continue to be closed. Bicycles and vehicles will travel in single file in both the northbound and southbound lanes. Additional warning signs have been installed to notify motorists and cyclists of the shared lane condition.

Pedestrian movements on the east side of Logan Avenue will be maintained in a 1.7 metre wide covered and protected walkway, installed within the closed lane on the east side of Logan Avenue abutting the site. Pedestrian movements on the west side of Logan Avenue will be maintained on the existing sidewalk.

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

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the 2021 City's Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Logan Avenue is not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that DC&F Corporation has looked at all options to alleviate congestion at this location.

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

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
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ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 485 Logan Avenue

Construction Staging Area Time Extension - 485 Wellesley Street

