

Construction Staging Area Time Extension - 39-41 Roehampton Avenue

Date: May 18, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

TMG Builders is constructing a 46-storey residential condominium building at 39-41 Roehampton Avenue. The south sidewalk and a 1.5-metre-wide portion of the eastbound curb lane on Roehampton Avenue, between a point 86.5 metres east of Yonge Street and a point 34.5 metres further east is currently closed for construction staging operations. A temporary pedestrian walkway is provided within the closed portion of the eastbound curb lane. Toronto and East York Community Council, at its meeting on October 11, 2019, approved the subject staging area from October 11, 2019 to July 31, 2021.

The developer has requested an extension of the duration of the construction staging area on Roehampton Avenue, in order to complete the construction of the development. 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 duration of the construction staging area on Roehampton Avenue for an additional seven months (August 1, 2021 to February 28, 2022) in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the south sidewalk and a 1.5-metre-wide portion of the eastbound curb lane on Roehampton Avenue, between a point 86.5 metres east of Yonge Street and a point 34.5 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from August 1, 2021 to February 28, 2022.
2. Toronto and East York Community 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.
3. Toronto and East York Community 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.
4. Toronto and East York Community Council direct that Roehampton 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. TMG Builders 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 Roehampton Avenue, these fees will be approximately \$17,000.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on October 11, 2019, adopted item TE9.43 entitled "Construction Staging Area - 39-41 Roehampton Avenue" and in so doing, approved the closure of the south sidewalk and a 1.5 metre wide portion of the eastbound curb lane on Roehampton Avenue, between a point 86.5 metres east of Yonge Street and a point 34.5 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from October 11, 2019 to July 31, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.43>

COMMENTS

Status of the Development

A development consisting of a 46-storey residential condominium building is currently being constructed by TMG Builders at 39-41 Roehampton Avenue. The site is bounded by Roehampton Avenue to the north, existing surface parking lot (50 Eglinton Avenue East) to the east, existing commercial uses (40-42 and 50 Eglinton Avenue East and existing residential uses (15-31 Roehampton Avenue) to the west.

The development, in its completed form, will consist of 440 dwelling units. A three-level underground parking will be constructed with permanent access from Roehampton Avenue.

The developer has advised that they have been delayed due to issues related to COVID-19.

At the time of this report, the developer is finished with the excavation and below grade formwork has been completed. The updated schedule of major construction activities and associated timelines for the development are described below:

- Currently working on formwork for the 30th floor and all formwork is scheduled to be completed late 2021.
- Building envelope phase has been started and is scheduled to be completed in early 2022
- Interior finishes have recently been started and will be completed mid-2022.

Construction Staging Area

Currently, a 1.5 metre wide portion of the eastbound curb lane and sidewalk on the south side of Roehampton Avenue, between a point 86.5 metres east of Yonge Street and a point 34.5 metres further east is closed to accommodate construction staging operations for the development. Pedestrians are being accommodated in a covered and protected 1.7-metre-wide within the closed portion of the eastbound lane. The remaining road width of 6.8 metres is maintaining two-way traffic operations on Roehampton Avenue. However, a recently approved report recommended that Roehampton Avenue, between Yonge Street and Mount Pleasant Road, operate as a one-way street eastbound, which will be implemented in the near future. The developer is aware of the upcoming change and it will not significantly impact their operations.

Through ongoing dialogue with the developer, Transportation Services is satisfied that TMG Builders 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.

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Finally, a review of the 2021 City's Major Capital Works Program indicates that storm sewer and watermain replacement is scheduled within the subject section of Roehampton Avenue for 2024-2026. Given that the subject construction staging area is proposed to be removed by March 2022, it is not expected to conflict with the City's capital works projects. A Local Road Resurfacing project that was planned for 2022 on Roehampton Avenue, between Yonge Street and Redpath Avenue has been postponed and is currently not indicated in the Major Capital Works Program schedule.

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 - 39-41 Roehampton Avenue

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