

Construction Staging Area – 698-706 Spadina Avenue and 54 Sussex Avenue

Date: November 3, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Spadina Avenue, City Council approval of this report is required.

Daniels HR Corporation is constructing a 23-storey student residence building at 698-706 Spadina Avenue and 54 Sussex Avenue. The site is located at the north-west corner of Spadina Avenue and Sussex Avenue.

Transportation Services is requesting approval to close the west sidewalk and the parking layby lane on Spadina Avenue, between Sussex Avenue and a point 47.5 metres to the north, for a period of 30 months (i.e. February 1, 2022 to July 31, 2024) to accommodate a construction staging area. Transportation Services is also requesting authorization to close the north side sidewalk on Sussex Avenue, between Spadina Avenue and Sussex Mews for the same period.

Pedestrian movements on the west side of Spadina Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the parking layby. Pedestrian operations abutting the site on the north side of Sussex Avenue will be restricted and pedestrians will be directed to the south side sidewalk of Sussex Avenue. The number of through lanes will not be reduced on Spadina Avenue or Sussex Avenue.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk and the parking layby lane on Spadina Avenue, between Sussex Avenue and a point 47.5 metres to the north, from February 1, 2022 to July 31, 2024.
2. City Council authorize the closure of the north sidewalk on Sussex Avenue, between Spadina Avenue and Sussex Mews, from February 1, 2022 to July 31, 2024.
3. City Council rescind the existing standing prohibition in effect at all times on the north side of Sussex Avenue, between Spadina Avenue and Sussex Mews.
4. City Council prohibit stopping at all times on the north side of Sussex Avenue between Spadina Avenue and Sussex Mews.
5. City Council rescind the existing parking machine regulation in effect from 8:00 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 \$4.00 per hour and for a maximum period of 3 hours, on the west side of Spadina Avenue, between Sussex Avenue and a point 47.5 metres north.
6. City Council rescind the existing parking prohibition on the west side of Spadina Avenue, between Sussex Avenue and a point 19 metres north of Sussex Avenue.
7. City Council prohibit stopping at all times on the west side of Spadina Avenue, between Sussex Avenue and a point 47.5 metres to the north.
8. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
9. City Council direct the applicant 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.
10. City 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. City 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. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. City 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. City 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 Spadina Avenue and Sussex Avenue be returned to their pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Daniels HR 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 Spadina Avenue and Sussex Avenue, these fees will be approximately \$240,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, pursuant to its Order issued May 14, 2021 in relation to Board Case No. PL170621, authorized an amendment to Zoning By-laws 569-2013 and 438-86, for the lands municipally known as 698-706 Spadina Avenue and 54 Sussex Avenue.

COMMENTS

The Development and Timeline

Daniels HR Corporation is constructing a 23-storey student residence building at 698-706 Spadina Avenue and 54 Sussex Avenue. The site is located at the north-west corner of Spadina Avenue and Sussex Avenue. There will be no underground vehicle parking in the completed building. Permanent access for pedestrians will be from Spadina Avenue and Sussex Avenue.

The site is bounded by a seven-storey apartment building to the north, Spadina Avenue to the east, Sussex Avenue to the south and Sussex Mews to the west.

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 maximum depth of 6.3 metres. 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.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from November 2021 to February 2022;
- Below grade formwork: from February 2022 to August 2022;
- Above grade formwork: from August 2022 to July 2023;
- Building envelope phase: from November 2022 to December 2023; and
- Interior finishes stage: from March 2023 to September 2024.

Existing Conditions

Spadina Avenue is characterized by the following conditions:

- It is a four-lane north-south major arterial roadway, with centre/median dedicated right-of-way for TTC streetcar tracks
- It operates two-way traffic on a pavement width of approximately 29 metres (including exclusive TTC centre/median, and east and west side parking layby lanes)
- It has a posted regulatory speed limit of 40 km/h
- There is TTC service provided by the 310 and 510 streetcar routes
- There are sidewalks located on both sides of the street

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

East side

- No parking anytime between Glen Morris Street and a point 18 metres north of Sussex Avenue
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between a point 18 metres north of Sussex Avenue and a point 31 metres further north

West side

- No parking anytime between 126 metres north of Harbord Street and a point 19 metres north of Sussex Avenue
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between a point 19 metres north of Sussex Avenue and a point 80 metres further north

Sussex Avenue is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 7.9 metres
- It has a posted regulatory speed limit of 30 km/h
- There is no TTC service provided
- There are sidewalks located on both sides of the street

Construction Staging Area - 698-706 Spadina Avenue and 54 Sussex Mews

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

North side

- No standing anytime

South side

- No standing anytime

Proposed Construction Staging Areas

The construction staging area for the development has been proposed to take place within the existing boulevard allowance and the parking layby lane on the west side of Spadina Avenue, and the existing boulevard allowance on the north side of Sussex Avenue, abutting the site. The west sidewalk and parking layby on Spadina Avenue, between Sussex Avenue and a point 47.5 metres to the north, will be closed to accommodate construction staging operations for the development. The north sidewalk on Sussex Avenue, between Spadina Avenue and Sussex Mews, will also be closed to accommodate construction staging operations.

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

Pedestrian movements on the west side of Spadina Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the parking layby. Pedestrian operations abutting the site on the north side of Sussex Avenue will be restricted and pedestrians will be directed to the south side sidewalk of Sussex Avenue. Pedestrians wishing to cross Sussex Avenue will be able to do so at the traffic control signals located at Spadina Avenue and at the stop controlled intersection at Robert Street. The proposed construction staging area will not impact the existing TTC streetcar service on Spadina Avenue. The number of through lanes will not be reduced on Spadina Avenue or Sussex Avenue. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Spadina Avenue and the north side of Sussex Avenue adjacent to the construction staging area. Four existing parking machine spaces on the west side of Spadina Avenue in the parking layby will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these four parking spaces.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Spadina Avenue and Sussex Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Daniels HR Corporation has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

The Ward Councillor has been advised of the recommendations in 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 - 698-706 Spadina Avenue and 54 Sussex Mews

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