

Construction Staging Area - Time Extension - 485 Logan Avenue

Date: January 31, 2022
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 14, Toronto-Danforth

SUMMARY

Logan Avenue between Gerrard Street East and First Avenue 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.

485 Logan Developments Inc. has taken over (from DC&F Corporation) the construction of 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. Subsequently, on July 14, 15 and 16, 2021, City Council approved an extension of the duration of the closure until August 31, 2021.

The developer is now requesting 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 information provided by the developer, the site has experienced a number of construction delays due to COVID-19, availability of materials, design issues, and a change of builder.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Logan Avenue for an additional six months, from March 10, 2022 to August 31, 2022, in order to complete the construction of the development.

RECOMMENDATIONS

The 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 March 10, 2022 to August 31, 2022.
2. 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.
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. 485 Logan Developments Inc. 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 \$87,000.00.

DECISION HISTORY

City Council, at its meeting on July 14, 15 and 16, 2021, adopted item TE26.48 entitled "Construction Staging Area - Time Extension - 485 Logan Avenue" to extend the closure of the east sidewalk and a seven metre wide portion of the northbound curb lane and adjacent lane 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 May 1, 2021 to August 31, 2021

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE.26.48>

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.TE.16.42>

COMMENTS

Status of the Development

A 4-storey residential condominium building is being constructed by 485 Logan Developments Inc. 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. Permanent vehicular access to the development will be provided from Logan Avenue.

Based on the information provided by the developer, the site has experienced a number of construction delays due to COVID-19, availability of materials, design issues, and a change of builder.

In view of the above, a time extension of the existing construction staging area on Logan Avenue is requested for a period of six months, from March 10, 2022 to August 31, 2022.

Construction of the below-grade formwork is complete. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: January 2022 to April 2022;
- Building envelope phase: April 2022 to July 2022;
- Interior finishes stage: April 2022 to October 2022.

It is anticipated that by the end of August 2022, 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 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.

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

A review of the City's 2022 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.

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.,
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 485 Logan Avenue

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