

Construction Staging Area – 63-83 Raglan Avenue

Date: May 16, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Toronto-St. Paul's, Ward 12

SUMMARY

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

Raglan Building Group Inc is constructing a 28-storey residential condominium building at 65-85 Raglan Avenue. The site is located on the east side of Raglan Avenue, between St. Clair Avenue West and Maplewood Avenue.

Transportation Services is requesting authorization to close the east sidewalk and a portion of the northbound curb lane on Raglan Avenue for a period of 27 months, from September 1, 2024 to November 30, 2026, in order to facilitate construction staging operations. Pedestrian movements on the east side of Raglan Avenue, abutting the site, will be restricted, thus pedestrians will be redirected to the sidewalk on the opposite side of the road. To facilitate the safe crossing of pedestrians, a temporary Level 2, Type B - Pedestrian Crossover will be installed at the sidewalk closure.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 4.5 metre wide portion of the northbound curb lane on Raglan Avenue, between a point 56.5 metres south of Maplewood Avenue and a point 67 metres further south, from September 1, 2024 to November 30, 2026 inclusive to accommodate construction staging operations.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect from the 1st day of each month to the 15th day of each month, April 1 to November 30 inclusive, on the west side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

3. Toronto and East York Community Council rescind the existing maximum one-hour parking in effect from 6:00 a.m. to 6:00 p.m. Monday to Friday from the 16th day to the last day of each month, from April 1 to November 30 inclusive, on the west side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

4. Toronto and East York Community Council rescind the existing maximum one-hour parking in effect from 6:00 a.m. to 6:00 p.m. Monday to Friday from December 1 of one year to March 31 of the next following year inclusive, on the west side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

5. Toronto and East York Community Council rescind the existing permit parking regulation in effect at all times, except no parking from 7:00 p.m. 1st day to 7:00 p.m. on the 16th day of each month, inclusive, April 1 to December 1, inclusive, from 12:00 midnight to 6:00 a.m. on the even side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

6. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, December 1 to March 31, inclusive, on the east side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

7. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, from the 16th day of each month to the last day of each month, April 1 to November 30, inclusive, on the east side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

8. Toronto and East York Community Council rescind the existing maximum one-hour parking in effect from 6:00 a.m. to 6:00 p.m. Monday to Friday from the 1st day to the 15th day of each month, from Apr. 1 to Nov. 30, inclusive, on the east side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

9. Toronto and East York Community Council rescind the existing permit parking regulation in effect at all times, except no parking from 7:00 p.m. on the 16th day of each month to 7:00 p.m. on the 1st day of each month, inclusive, Apr. 1 to Dec. 1, inclusive and no parking anytime from 7:00 p.m. December 1 of one year to 7:00 p.m. April 1 of the next following year, inclusive, from 12:00 midnight to 6:00 a.m. on the odd side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

10. Toronto and East York Community Council prohibit stopping at all times on both sides of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

11. Toronto and East York Community Council authorize the installation of a temporary Level 2, Type B - Pedestrian Crossover on Raglan Avenue, at a point 185 metres south of Maplewood Avenue to be in-operation from September 1, 2024 to November 30, 2026, which the issuance of the construction staging permit must be conditional on the Pedestrian Crossover being operational.

12. Toronto and East York Community Council authorize the following conditions of the construction staging permit, which relate to the temporary Level 2, Type B - Pedestrian Crossover:

a. A deposit will be required to be submitted to "The Treasurer, City of Toronto", in advance of the permit being issued. The deposit is required to cover costs incurred by the City, in the event the developer does not provide a service that it must, as stipulated in the permit agreement conditions below. Upon completion of the construction project and return to normal operation, the unused portion of the deposit will be returned to the developer.

b. The developer will be responsible for the installation, maintenance and removal of the traffic control signal by one of the electrical contractors pre-approved by the City's Traffic Systems Construction & Maintenance Unit. Maintenance levels specified by the City's Traffic Systems Construction & Maintenance Unit must be followed, to be in accordance with those followed by the City's Electrical Maintenance Contractor for the maintenance of the City's other traffic control signals.

c. The developer must provide to Transportation Services a 7 day/24 hr contact name, phone number and email address, for the City's dispatchers to forward operational malfunction/complaints to. If the City's dispatcher is not able to reach the contact by phone to provide details of a malfunction/complaint, then the City's Electrical Maintenance Contractor will be dispatched to investigate and complete repairs and the City's dispatcher will send an email to document the malfunction call and their inability to reach the contact. The response and repair costs will be deducted from the deposit provided to the City.

13. Toronto and East York Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.

14. Toronto and East York Community 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.

15. 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.

16. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant maintain all sightline to ensure that pedestrians, cyclists and motorists safety is considered at all times.

17. Toronto and East York Community 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.

18. 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 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.

19. 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.

20. Toronto and East York Community Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

21. Toronto and East York Community Council direct that Raglan 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. Raglan Building Group 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 Raglan Avenue these fees will be approximately \$581,000.00.

DECISION HISTORY

City Council, at its meeting on April 17 and 18, 2024, adopted Item - 2024.TE12.27 entitled "65-83 Raglan Avenue - Public Art Plan"
<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE12.27>

Ontario Land Tribunal, pursuant to its Order issued on August 12, 2022, in relation to Tribunal File PL190399, authorized an amendment to Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 65-83 Raglan Avenue.

COMMENTS

The Development and Timeline

Raglan Building Group Inc is constructing a 28-storey residential condominium building with four-levels of underground parking at 65-83 Raglan Avenue. The permanent access will be from Raglan Avenue. The site is bounded by a single-detached home (85 Raglan Avenue) to the north, an apartment building (39 Raglan Avenue) to the south, a public laneway to the east, and Raglan Avenue 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 excavation depth from the street level is approximately 19 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development 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.

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

- Demolition: Completed
- Excavation and shoring: April 2024 to August 2024;
- Below grade formwork: from September 2024 to April 2025;
- Above grade formwork: from April 2025 to March 2026;
- Building envelope phase: from September 2025 to May 2026, and;
- Interior finishes stage: from December 2025 to December 2026.

Existing Conditions

Raglan Avenue is characterized by the following conditions:

- It is a one-lane, northbound, local roadway
- It operates one-way traffic on a pavement width of approximately 8.5 metres
- The daily one-way traffic volume is approximately 1,200 vehicles
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- There are traffic calming speed humps installed on Raglan Avenue

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

West side

- No parking, anytime, from the 1st day of each month to the 15th day of each month, April 1 to November 30 inclusive;
- Maximum one-hour parking, 6:00 a.m. to 6:00 p.m. Monday to Friday from the 16th day to the last day of each month, from April 1 to November 30, inclusive;

- Maximum one-hour parking, 6:00 a.m. to 6:00 p.m. Monday to Friday from December 1 of one year to March 31 of the next following year, inclusive;
- Permit parking regulation in effect at all times, except no parking from 7:00 p.m. 1st day to 7:00 p.m. on the 16th day of each month, inclusive, April 1 to December 1, inclusive, from 12:00 midnight to 6:00 a.m.

East side

- No Parking anytime, December 1 to March 31, inclusive;
- No Parking anytime, from the 16th day of each month to the last day of each month, April. 1 to November 30, inclusive;
- Maximum 1-hour parking, 6:00 a.m. to 6:00 p.m. Monday to Friday from the 1st day to the 15th day of each month, from Apr. 1 to Nov. 30, inclusive; and
- Permit parking in effect at all times, except no parking from 7:00 p.m. on the 16th day of each month to 7:00 p.m. on the 1st day of each month, inclusive, Apr. 1 to Dec. 1, inclusive and no parking anytime from 7:00 p.m. December 1 of one year to 7:00 p.m. April 1 of the next following year, inclusive, from 12:00 midnight to 6:00 a.m.

Proposed Construction Staging Area

Subject to approval, the east sidewalk and a 4.5 metre wide portion of the northbound curb lane on Raglan Avenue, between a point 56.5 metres south of Maplewood Avenue and a point 67 metres further south will be closed to accommodate construction staging operations.

Pedestrian movements on the east side of Raglan Avenue, abutting the site, will be restricted. To facilitate a safe crossing for pedestrians, a temporary pedestrian crossover will be installed on Raglan Avenue, 185 metres south of Maplewood Avenue. The developer will be responsible for the installation, maintenance (during the entire construction period), and removal of the pedestrian crossover at the end of the construction period. Pedestrian operations on the west sidewalk are maintained. The one-way northbound traffic operations on Raglan Avenue will be maintained.

To enhance traffic flow around the work zone, stopping will be prohibited at all times on the east and west sides of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south. The aforementioned parking amendments will result in the loss of approximately 16 permit parking spaces. A review of the permit parking inventory for Area 13F has determined there are a total of 650 permit parking spaces and 514 permits issued. Therefore, the loss of 16 permit parking spaces will not adversely affect the permit parking supply in the area.

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

Finally, 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 Raglan Avenue is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Raglan Building Group Inc, 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. If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Raglan Avenue for periods of less than 30 consecutive days over the 27-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 65-83 Raglan Avenue

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