

Construction Staging Area (Phase 1) - 316-336 Campbell Avenue

Date: November 18, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

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

Marlin Spring Developments is constructing a 26-storey residential building at 316-336 Campbell Avenue. The site is located on the west side of Campbell Avenue, north of the Dupont Street and Campbell Avenue intersection.

Two construction gates are located on the west side of Campbell Avenue, which will serve as the access/egress points to the site. Overnight permit parking and a three-hour parking regulations are in effect on the subject section of Campbell Avenue. In order to facilitate access/egress to the site, Transportation Services is requesting authorization to temporarily prohibit stopping on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north, for a period of seven months, from December 31, 2024 to July 30, 2025.

Additionally, the east-west public laneway, between Campbell Avenue and the north-south public laneway, will be reduced in width to accommodate the constructions staging operations. As a result, the subject public laneway will temporarily be converted to one-way eastbound operation.

It should be noted that the above parking amendments will facilitate the excavation and shoring activities in phase 1 of the project. Future staff reports will be submitted to recommend a temporary closure of the rear public laneway and a construction staging area on the west of Campbell Avenue.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 1.5 metre wide, east side, portion of the public laneway east of Symington Avenue north of Dupont Street, between a point 35 metres north of Dupont Street and a point 56 metres further north, from December 31, 2024 to July 30, 2025, inclusive.
2. Toronto and East York Community Council designate the public laneway north of Dupont Street west of Campbell Avenue, between Campbell Avenue and the laneway west end, as one-way for eastbound traffic only, from December 31, 2024 to July 30, 2025.
3. Toronto and East York Community Council rescind the existing on-street accessible parking space designation on the west side of Campbell Avenue, between a point 29.5 metres north of Dupont Street and a point 5.5 metres further north.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect anytime, except each Thursday, from April 1 to November 30, inclusive on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north.
5. Toronto and East York Community Council rescind the existing permit parking regulation in effect anytime, except each Thursday, from April 1 to November 30, inclusive, 12:01 a.m. to 7:00 a.m. on the even (west) side of Campbell Avenue, from a point 28 metres north of Dupont Street to a point 66 metres further north.
6. Toronto and East York Community Council prohibit stopping at all times on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north.
7. Toronto and East York Community Council direct that Campbell Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

The signage costs associated with the proposed amendment is approximately \$1000.00. The applicant is responsible for all fees associated with the parking signage modifications.

DECISION HISTORY

City Council, at its meeting on July 19, 2022, adopted with amendments Item 2022.TE34.17, entitled 316-336 Campbell Avenue - Official Plan, Zoning By-law Amendment and Rental Demolition Applications - Final Report.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.17>

COMMENTS

The Development and Timeline

Marlin Spring Developments is constructing a 26-storey rental residential building with a total of 314 units, and a two-levels of underground parking at 316-336 Campbell Avenue. The site is bounded by a public laneway to the north and west, Campbell Avenue to the east, and residential properties to the south.

Currently, there is overnight (12:01 a.m. to 7:00 a.m.) permit parking by-law, and during the day parking is permitted for a maximum period of three hours, in effect anytime, except each Thursday, from April 1 to November 30, on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north. On the east side of Campbell Avenue, overnight permit parking is permitted from 12:01 a.m. to 7:00 a.m., and during the day parking is permitted for a maximum period of three hours, in effect each Thursday from April 1 to November 30, inclusive. The construction access/egress is located on the west side of Campbell Avenue, fronting the site. The existing parking regulations conflict with the site access/egress gates, therefore, it is recommended that stopping be prohibited on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north.

The subject construction staging area will result in the loss of eight permit parking spaces on Campbell Avenue during the excavation and shoring activities. Based on a review of the permit parking inventory for Area 1A, 650 permits and 45 temporary permits have been issued and there are 237 available spaces. Therefore, the removal of eight parking spaces will not adversely impact permit holders in the area.

Additionally, a 1 metre wide portion of the east-west public laneway, between Campbell Avenue and the north-south public laneway, will be closed from December 31, 2024 to July 30, 2025. Therefore, it is recommended that the subject laneway be converted to one-way eastbound traffic operations for the remainder of the construction project.

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

A review of the City's Five-Year Major Capital Works Program indicates there are no scheduled works on Dupont Street or in the public laneways in the vicinity of the proposed construction site.

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: Campbell Avenue - Construction Staging Area (Phase 1) - 316-336 Campbell Avenue

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