

Construction Staging Area – 10-32 Raglan Avenue

Date: January 28, 2025
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.

Madison Raglan Limited is constructing a 34-storey condominium building at 10-32 Raglan Avenue. The site is located on the west side of Raglan Avenue, approximately 45 metres north of St. Clair Avenue West.

By way of background, Toronto and East York Council Council, at its meeting on June 11, 2024, authorized a closure of the east sidewalk south of 63-83 Raglan Avenue, to accommodate a construction staging area. To address pedestrian movements, a temporary pedestrian crossover (Level 2, Type B) was installed on Raglan Avenue, and a point 185 metres south of Maplewood Avenue. The pedestrian crossover is currently in operation and is planned to be removed once the development is completed (November 30, 2026).

Transportation Services is requesting authorization to close the west sidewalk and a 4.5 metre wide portion of the northbound curb lane on Raglan Avenue for a period of 48 months, from March 1, 2025 to February 28, 2029, in order to facilitate construction staging operations for the new development site at 10-32 Raglan Avenue. As a result of the sidewalk closure, pedestrians will be redirected to the east sidewalk at the controlled pedestrian crossing at the intersection of St. Clair Avenue West and Raglan Avenue. North of the subject construction staging area, pedestrians will be directed to cross the at the above noted pedestrian crossover.

It should be noted that the pedestrian crossover will be shared between the existing development at 65-83 Raglan Avenue and the proposed development at 10-32 Raglan Avenue till November 30, 2026 (21 months), at which point the condition to maintain operations of the pedestrian crossover expires. As such, Transportation Services is requesting authorization to extend the time duration of the of the temporary pedestrian crossover from December 1, 2026 to February 28, 2029.

In addition to proposed construction staging area on Raglan Avenue, authorization is requested to temporarily close the public laneway to all road users, between Raglan Avenue and a point 43 metres west, for a period of 48 months, from March 1, 2025 to February 28, 2029, to facilitate construction staging activities.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk and a 4.5 metre wide portion of the northbound curb lane on Raglan Avenue, between a point 49 metres north of St. Clair Avenue West and a point 74 metres further north, from March 1, 2025 to February 28, 2029, inclusive.
2. Toronto and East York Community Council authorize a temporary full closure to all road users of the public laneway, between Raglan Avenue and a point 43 metres west, from March 1, 2025 to February 28, 2029, inclusive.
3. 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 61.1 metres north of St. Clair Avenue West and a point 70 metres further north.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the west side of Raglan Avenue, between a point 32.7 metres north of St. Clair Avenue West and a point 60.3 metres north of St. Clair Avenue West.
5. 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 61.1 metres north of St. Clair Avenue West and a point 70 metres further north.
6. 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 61.1 metres north of St. Clair Avenue West and a point 70 metres further north.
7. 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 (west) side of Raglan Avenue, from a point 49 metres north of St. Clair Avenue West to a point 74 metres further north.
8. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the east side of Raglan Avenue, between a point 32.7 metres north of St. Clair Avenue West and a point 60.3 metres north of St. Clair Avenue West.

9. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, from December 1 to March 31, inclusive on the east side of Raglan Avenue, between a point 61.1 metres north of St. Clair Avenue West and a point 70 metres further north.

10. Toronto and East York Community Council rescind the existing parking prohibition in effect anytime, 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 61.1 metres north of St. Clair Avenue West and a point 70 metres further north.

11. 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 April 1 to November 30, inclusive, on the east side of Raglan Avenue, between a point 61.1 metres north of St. Clair Avenue West and a point 70 metres further north.

12. 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, April 1 to December 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 (east) side of Raglan Avenue, from a point 49 metres north of St. Clair Avenue West to a point 74 metres further north.

13. Toronto and East York Community Council prohibit stopping at all times on both sides of Raglan Avenue, between a point 49 metres north of St. Clair Avenue West and a point 74 metres further north.

14. Toronto and East York Community Council authorize the continuation of the existing temporary Level 2, Type B - Pedestrian Crossover installed on Raglan Avenue, at a point 185 metres south of Maplewood Avenue to be in-operation from November 30, 2026 to February 28, 2029, which the issuance of the construction staging permit must be conditional on the Pedestrian Crossover being operational.

15. Toronto and East York Community Council authorized 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; and 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 maintenance and removal of the traffic control signal by one of the electrical contractors pre-approved by the City's Traffic Systems Construction and Maintenance Unit; maintenance levels specified by the City's Traffic Systems Construction and 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, and;

c. the developer must provide to Transportation Services a seven day/24 hour 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; and the response and repair costs will be deducted from the deposit provided to the City.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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 the 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.

21. 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 the 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.

22. 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.

23. 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.

24. 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. The Madison Raglan Limited 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 and the Public Laneway these fees will be approximately \$182,000.00.

DECISION HISTORY

City Council, at its meeting on November 8, 2023, adopted Item - 2023.MM12.22, entitled "Amendment of Approval Conditions for Rental Housing Demolition Application 20 189626 STE 12 RH to demolish four (4) rental dwelling units at 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue - by Councillor Josh Matlow, seconded by Councillor Alejandra Bravo"

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM12.22>

Committee of Adjustments, at its meeting held on June 14, 2023, issued a Notice of Decision regarding File Number A0284/23TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 10-32 Raglan Avenue finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

Ontario Land Tribunal Decision, pursuant to its Order issued on August 17, 2022, in relation to Tribunal File PL210236, authorized an amendment to Zoning By-law 1-83, and Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 10-32 Raglan Avenue.

City Council, at its meeting on February 2, 2022, adopted Item - Item - 2022.CC39.7, entitled "10-32 Raglan Avenue - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions"

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC39.7>

COMMENTS

The Development and Timeline

The Madison Raglan Limited is constructing a 34-storey condominium building with 509 units and two-levels of underground parking at 10-32 Raglan Avenue. All permanent access will be from the public laneway. The site is bounded by an apartment building at 40 Raglan Avenue to the north, Raglan Avenue to the east, a public laneway south, and a public laneway to the west.

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

- Demolition: Completed in 2023;
- Excavation and shoring: from March 2025 to October 2025;
- Below grade formwork: from October 2025 to May 2026;
- Above grade formwork: from March 2026 to December 2027;
- Building envelope phase: from November 2026 to February 2028; and
- Interior finishes stage: from January 2027 to February 2029.

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 surrounding land use is a mix of single family residential homes, and low rise, and high rise multi residential buildings

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

East side

- No parking anytime in effect from the 1st day of each month to the 15th day of each month, April 1 to November 30, inclusive.
- 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.
- 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.
- Permit parking 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.
- No parking anytime in effect at all times, on the west side of Raglan Avenue, between a point 32.7 metres north of St. Clair Avenue West and a point 60.3 metres north of St. Clair Avenue West.

West side

- No parking any time, in effect from December 1 to March 31, inclusive.
- No parking in effect anytime, from the 16th day of each month to the last day of each month, April 1 to November 30, inclusive.
- 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 April 1 to November 30, inclusive.
- 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, April 1 to December 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

Based on the information provided by the developer, the excavation depth from the street level is approximately 10 metres below grade and extends to the lot lines on all four sides 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, since the building limits extend from lot line to lot line of the property, all construction activities cannot be contained within the site. Moreover, additional space is required to facilitate construction deliveries, a pick-up and drop-off point for a material hoist, storage of materials and worker facilities. Therefore, the plan is to set-up a construction staging areas on the east-west public laneway and the east side of Raglan Avenue.

Subject to approval, the west sidewalk and a 4.5 metre wide portion of the northbound curb lane on Raglan Avenue, between a point 49 metres north of St. Clair Avenue West and a point 74 metres further north will be closed, in order to accommodate the construction staging area. Pedestrian movements on the west side of Raglan Avenue, abutting the site, will be restricted. Thus, pedestrians will be redirected to the east side of the road at the controlled pedestrian crossing at the intersection of St. Clair Avenue West and Raglan Avenue. Pedestrians approaching the west sidewalk closure from the north will be redirected to cross at the existing temporary pedestrian crossover installed by the developer at 63-83 Raglan Avenue. Both developers will share the responsibility for the maintenance and removal of the temporary pedestrian crossover when it is no longer required.

Furthermore, to accommodate construction operations for the development, the public laneway, between Raglan Avenue and a point 43 metres west will be closed. Local access/egress will be permitted from the north-south section of laneway at the rear of the site.

The public laneway to the west will remain open for vehicle and pedestrian use. To ensure safety of pedestrians overhead protection will be installed along the side of the construction staging area enclosure.

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 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 The Madison Raglan Limited, 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.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 10-32 Raglan Avenue

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