

Construction Staging Area – 1674 Bayview Avenue

Date: October 31, 2019
To: North York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 15, Don Valley West

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City Policy or by-laws.

Bluescape Construction Management is constructing an 8-storey mixed-use rental building at 1674 Bayview Avenue. The site is bounded by Soudan Avenue to the north, Bayview Avenue to the east, Hillsdale Avenue East to the south and existing residential uses to the west.

Transportation Services is requesting approval to close the north sidewalk and a portion of the westbound lane on Hillsdale Avenue East abutting the south side of the site, and the south sidewalk and a portion of the eastbound lane on Soudan Avenue abutting the north side of the site, for a period of 15 months to accommodate construction staging operations. Pedestrian walkways on Hillsdale Avenue East and Soudan Avenue will be maintained within the closed portion of the curb lanes.

RECOMMENDATIONS

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

1. North York Community Council approve the closure of the north sidewalk and a 1.5 metre wide portion of the westbound curb lane on Hillsdale Avenue East, between Bayview Avenue and a point 50 metres west, from December 4, 2019 to February 28, 2021.
2. North York Community Council approve the closure of the south sidewalk and a 1.5 metre wide portion of the eastbound curb lane on Soudan Avenue, between Bayview Avenue and a point 43 metres west, from December 4, 2019 to February 28, 2021.

3. North York Community Council rescind the existing parking prohibition in effect at all times on the south side of Hillsdale Avenue East, from Bayview Avenue to a point 50 metres west.
4. North York Community Council rescind the existing parking prohibition in effect at all times on the north side of Hillsdale Avenue East, from Bayview Avenue to a point 41 metres west.
5. North York Community Council rescind the existing "One Hour Parking, 10:00 a.m. to 6:00 p.m., Mon. to Fri, 1st day to the 15th day of each month from April 1 to November 30, inclusive" in effect at all times on the north side of Hillsdale Avenue East, from a point 41 metres west of Bayview Avenue to a point 9 metres further west.
6. North York Community Council rescind the existing parking prohibition in effect April 1 to November 30, 16th to end of each month December 1 to March 31, on the north side of Hillsdale Avenue East, from a point 41 metres west of Bayview Avenue to a point 9 metres further west.
7. North York Community Council prohibit stopping at all times on both sides of Hillsdale Avenue East, from Bayview Avenue to a point 50 metres west.
8. North York Community Council rescind the existing parking prohibition in effect at all times on both sides of Soudan Avenue, from Bayview Avenue to a point 45 metres west.
9. North York Community Council prohibit stopping at all times on both sides of Soudan Avenue, from Bayview Avenue to a point 45 metres west.
6. North 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.
7. North York Community 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.
8. North York Community Council direct that Hillsdale Avenue East and Soudan 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. Bluescape Construction Management 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 Hillsdale Avenue East and on Soudan Avenue, these fees will be approximately \$189,800.00.

DECISION HISTORY

The Local Planning Appeal Tribunal approved the rezoning application on November 6, 2018. The associated by-laws were unavailable at the time of this report.

COMMENTS

A mixed-use development consisting of an 8-storey rental building will be constructed by Bluescape Construction Management at 1674 Bayview Avenue. The site is bounded by Soudan Avenue to the north, Bayview Avenue to the east, Hillsdale Avenue East to the south and existing residential uses to the west.

The development, in its completed form, will consist of 146 dwelling units with a ground floor retail. A two level underground parking will be constructed with permanent access from a private laneway that will be constructed along the westerly limit of the property. This requires the entire site to be excavated lot line to lot line on all four sides.

Hillsdale Avenue East, in the vicinity of the site, is an east-west local roadway and consists of a two-lane cross-section with a pavement width of 8.5 metres. There is no TTC service provided on the subject section of Hillsdale Avenue East. The following parking regulations are in effect on the subject section of Hillsdale Avenue East:

North Side

- No parking, anytime, between Bayview Avenue and a point 41 metres west.
- 1 hour parking, 10:00 a.m. to 6:00 p.m., Mon. to Fri., 1st day to the 15th day of each month, from Apr 1 to Nov 30, inclusive, between a point 12 metres east of Cleveland Street and a point 41 metres west of Bayview Avenue.
- No parking, anytime from Dec. 1 of one year to Mar. 31 of the next following year, inclusive and from the 16th day to the last day of each month from Apr. 1 to Nov. 30, inclusive, between a point 12 metres east of Cleveland Street and a point 41 metres west of Bayview Avenue.
- Permit parking, 12:01 a.m. to 10:00 a.m.

South Side

- No parking, anytime, between Bayview Avenue and a point 54.9 metres west.

Soudan Avenue, in the vicinity of the site, is an east-west local roadway and consists of a two-lane cross-section with a pavement width of 8.5 metres. There is no TTC service provided on the subject section of Soudan Avenue. The following parking regulations are in effect on the subject section of Soudan Avenue:

North Side

- No parking, anytime between Bayview Avenue and a point 45 metres west.

South Side

- No parking, anytime, between Mount Pleasant Avenue and Bayview Avenue.

Subject to approval, a 1.5 metre wide portion of the westbound lane and the sidewalk on the north side of Hillsdale Avenue East, between Bayview Avenue and a point 50 metres west, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metres covered walkway within the closed portion of the westbound lane. The remaining road width of 7.0 metres will maintain two-way traffic operations on Hillsdale Avenue East.

Also subject to approval, a 1.5 metre wide portion of the eastbound lane and the sidewalk on the south side of Soudan Avenue, between Bayview Avenue and a point 43 metres west, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metres covered walkway within the closed portion of the eastbound lane. The remaining road width of 7.0 metres will maintain two-way traffic operations on Soudan Avenue.

The construction staging area on Hillsdale Avenue East will result in the removal of one parking space located on the north side. It will be removed to facilitate construction vehicles accessing and egressing the site and prevent any potential conflicts with the on-street parked vehicles. The removal of this parking space will not impact the number of available permit parking spaces because the street is regulated by alternate-side parking and there is already an excess number of parking spaces on the north side of the street compared to the south side.

All construction vehicle access and egress for this site will be restricted to Bayview Avenue only. This will require intermittent traffic stoppages on Bayview Avenue by traffic control persons to allow construction vehicles to reverse from Soudan Avenue or Hillsdale Avenue East onto Bayview Avenue when leaving the site. Police Officers will be required for traffic direction during larger operations, such as concrete pours, when multiple construction vehicles will be present.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Bluescape Construction Management has minimized the impact of the construction staging areas on all road users. All existing traffic and pedestrian movements around the site are being maintained. To enhance traffic flow around the construction staging areas, stopping will be prohibited during all times on both sides of Hillsdale Avenue East, between Bayview Avenue and a point 50 metres west, and on both sides of Soudan Avenue, between Bayview Avenue and a point 43 metres west.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. No conflicts were identified.

Councillor Jaye Robinson's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Plan, File No. NYRD19-0056A, dated October, 2019
Attachment 2: Construction Staging Area, File No. NYRD19-0056B, dated October, 2019



