

Construction Staging Area - Fairbank Avenue (1924-1928 Eglinton Avenue West)

Date: October 14, 2020
To: North York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 8, Eglinton-Lawrence

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.

Arguson Projects Inc. is developing an 8-storey mixed-use development at 1924-1928 Eglinton Avenue West. The site is located on the northeast corner of Eglinton Avenue West and Fairbank Avenue.

Operating under a monthly Street Occupation Permit, a construction staging area has been setup on the east sidewalk and a portion of the northbound lane on Fairbank Avenue, between Eglinton Avenue West and Fairbank Village Lane. Transportation Services is requesting authorization to close the east sidewalk and a portion of the northbound lane on the east side of Fairbank Avenue for a period of 14 months to accommodate a construction staging area.

RECOMMENDATIONS

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

1. North York Community Council authorize the closure of the sidewalk and a 3.7 metre wide portion of the northbound curb lane on the east side of Fairbank Avenue, between Eglinton Street West and Fairbank Village Lane, from November 5, 2020 to December 31, 2021.
2. North York Community Council rescind the existing parking prohibition in effect at all times on the west side of Fairbank Avenue, between Eglinton Avenue West and Fairbank Village Lane.

3. North York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 a.m., Monday to Saturday, on the east side of Fairbank Avenue, between Eglinton Avenue West and a point 36.6 metres north.
4. North York Community Council prohibit stopping at all times on both sides of Fairbank Avenue, between Eglinton Avenue West and Fairbank Village Lane.
5. North York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
6. North 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.
7. North 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.
8. North York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. North York Community Council direct the applicant 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.
10. North York Community Council direct the applicant 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.
11. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. 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.
13. 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.

14. North York Community Council direct that Fairbank Avenue be returned to pre-construction traffic and parking conditions when the project is complete, except for the maximum one-hour parking regulation on the east side of Fairbank Avenue, between Eglinton Avenue West and a point 33.5 metres north, as it is no longer in the field and conflicts with the parking machine regulation.

FINANCIAL IMPACT

There is no financial impact to the City. Arguson Projects 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 Fairbank Avenue, these fees will be approximately \$109,000.00.

DECISION HISTORY

Committee of Adjustments, at its meeting held on October 24, 2015 issued a Notice of Decision regarding File Number A0543/19NY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 1924-1928 Eglinton Avenue West finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

Proposed Development

A mixed-use development consisting of an eight-storey mixed-use building will be constructed by Arguson Projects Inc. at 1924-1928 Eglinton Avenue West. The site is bounded by Fairbank Village Lane to the north, existing commercial uses (1920 Eglinton Avenue West) to the east, Eglinton Avenue West to the south and Fairbank Avenue to the west. The development in its completed form, will consist of 27 dwelling units with a ground floor retail.

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: from July 2020 to October 2020;
- Below grade formwork: from November 2020 to December 2020;
- Above grade formwork: from January 2021 to April 2021;
- Building envelope phase: from May 2021 to August 2021; and
- Interior finishes stage: from September 2021 to December 2021.

The excavation of the site will extend from property line to property line on all four sides and to a depth of 3 metres from the street level. In order to continue with remaining construction activities, a construction staging area will be required on Fairbank Avenue to provide a secure and controlled enclosure for the material deliveries and pick-up locations for the tower crane.

Existing Conditions

Fairbank Avenue, in the vicinity of the site, is a north-south local roadway and consists of a one-lane (northbound) cross-section with an average pavement width of 7.5 metres. There is no TTC service provided on the subject section of Fairbank Avenue.

The following parking regulations are in effect on the subject section of Fairbank Avenue:

West Side

- No parking anytime between Eglinton Avenue West and Bowie Avenue.

East Side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday, between Eglinton Avenue West and a point 36.6 metres north.

Construction Staging Areas

The construction staging area on the east side of Fairbank Avenue abutting the site has been setup within the existing sidewalk and boulevard space. The construction staging area is utilized to provide a secure and controlled enclosure for material deliveries, and a pick-up location for the tower crane.

The east sidewalk on Fairbank Avenue, between Eglinton Avenue West and Fairbank Village Lane, is closed to accommodate construction staging operations for the development. With the construction staging area in place, existing one-way northbound vehicular traffic on Fairbank Avenue, between Eglinton Avenue West and Ramsden Road is maintained.

The sidewalk closure restricts pedestrian movements along the east side of Fairbank Avenue, abutting the site. A temporary pedestrian walkway along the closed portion of the east sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and one-way traffic operation on Fairbank Avenue. Appropriate advanced signage is positioned at strategic locations to clearly inform pedestrians in the area of this temporary sidewalk closure on Fairbank Avenue. Warning signage is posted at the north lot line of the site and at the intersection of Eglinton Avenue West and Fairbank Avenue, directing pedestrians to use the west sidewalk on Fairbank Avenue.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on both sides of Fairbank Avenue, between Eglinton Avenue West and Fairbank Village Lane.

The proposed construction staging area will result in the loss of four on-street parking machine spaces on the east side of Fairbank Avenue. The applicant will be responsible for the lost revenue for these four parking spaces.

In view of the above, occupation of the right-of-way on Fairbank Avenue is essential to facilitate the construction of the development. The proposed construction staging area on Fairbank Avenue will be set up within the existing boulevard allowance and the northbound curb lane on the east side of the roadway for a period of 14 months.

A covered and protected walkway has been established within the existing boulevard space on the north side of Eglinton Avenue West.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area on Fairbank Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Arguson Projects Inc. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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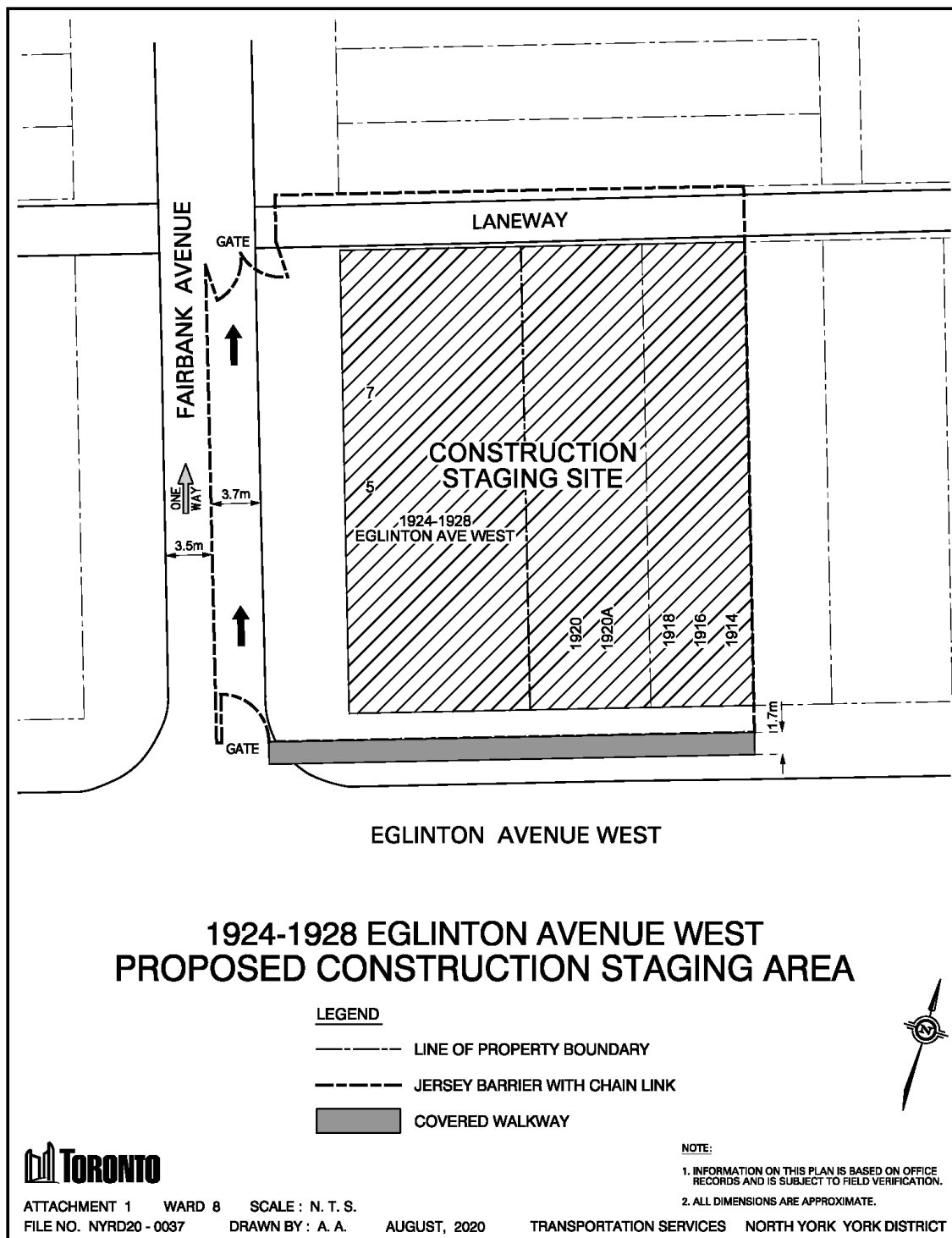
SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director,
Traffic Management
Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area on Fairbank Avenue

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