

Construction Staging Area - 2270 to 2280 Eglinton Avenue West

Date: April 28, 2021
To: North York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 8, Eglinton-Lawrence

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Eglinton Avenue West, City Council approval of this report is required.

2280 Eglinton West Incorporated is constructing an eight-storey residential development with 141 units with ground floor retail and two levels of underground parking, at 2270 to 2280 Eglinton Avenue West. The site is located on the north side of Eglinton Avenue West, between Sanderstead Avenue and Croham Road.

Transportation Services is requesting authorization to close the north sidewalk and the north branch of Eglinton Avenue West, between Croham Road and a point 50 metres east for a period of 16 months (i.e., June 14, 2021 to October 31, 2022) to accommodate a construction staging area. The subject section of Eglinton Avenue West is not the main portion of Eglinton Avenue West but an offshoot of Eglinton Avenue that is approximately 50 metres in length and operates one-way westbound. The proposed development is the only property abutting the proposed closure and access to the area properties will not be effected.

In addition, Transportation Services is requesting authorization to close the west sidewalk and a 4.5 metre wide portion of the parking lay-by located on the west side of Sanderstead Avenue, between Eglinton Avenue West and a point 20 metres north for a period of 16 months (i.e., June 14, 2021 to October 31, 2022) to accommodate a construction staging area.

Pedestrian operations on the south side of Eglinton Avenue West (north branch) will be restricted. However, pedestrians will be accommodated in a 2.1-metre-wide covered and protected walkway, created on the south side of the main portion of Eglinton Avenue West. In addition, pedestrian operations on the west side of Sanderstead Avenue will be accommodated within a covered and protected walkway located within the parking lay-by.

The construction staging area on Sanderstead Avenue will remove the parking lay-by on the west side of Sanderstead Avenue, resulting in the loss of six parking machine spaces.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk and the entire roadway on Eglinton Avenue West, north branch, between Croham Road and a point 50 metres east from June 14, 2021 to October 31, 2022.
2. City Council authorize the closure of the west sidewalk and a 4.5 metre wide portion of the parking layby located on the west side of Sanderstead Avenue, between Eglinton Avenue West and a point 20 metres north from June 14, 2021 to October 31, 2022.
3. City Council approve the implementation of two-way traffic operations on Croham Road, between Eglinton Avenue West (north intersection) and a point 36 metres north.
4. City Council amend the existing parking prohibition in effect at all times on the east side of Croham Road, between Eglinton Avenue West and Bowie Avenue to be in effect from a point 56 metres north of Eglinton Avenue West (south intersection) and Bowie Avenue.
5. City Council prohibit stopping at all times on the east side of Croham Road, between Eglinton Avenue West (south intersection) and a point 56 meters north.
6. City Council rescind the existing parking prohibition in effect at all times on the west side of Sanderstead Avenue, between Eglinton Avenue West and a point 37 metres north.
7. City Council prohibit stopping at all times on the west side of Sanderstead Avenue, between Eglinton Avenue West and a point 37 metres north.
8. City 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.
9. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
10. City 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.

11. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
12. City 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.
13. City 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.
14. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
15. City 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.
16. City 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.

FINANCIAL IMPACT

There is no financial impact to the City. 2280 Eglinton West 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 Eglinton Avenue West, these fees will be approximately \$450,000 including lost revenue from the parking machines.

DECISION HISTORY

City Council, at its meeting on October 29 and 30, 2019, adopted Item NY9.1 entitled "Final Report - Official Plan and Zoning By-law Amendment Applications - 2270-2280, 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road" which amended Zoning By-law 569-2013 and former City of York Zoning By-law 1-83, for the lands municipally known as 2270-2280, 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY9.1>

COMMENTS

The Development and Timeline

An eight-storey residential building is being constructed by 2280 Eglinton West Incorporated at 2270-2280 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road. The site is bounded by a single family residential homes to the north, Sanderstead Avenue to the east, Eglinton Avenue West to the south and Croham Road to the west. The development, in its completed form, will consist of 141 dwelling units with ground-floor retail, a two-level underground parking garage for approximately 94 vehicles and one loading door. Permanent access will be from a new private laneway along the north side of the property connecting Sanderstead Avenue to Croham Road.

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 entire site will be excavated lot line to lot line on all four sides to a depth of approximately 6.5 metres. 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.

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

- Excavation and shoring: April 2021 to August 2021;
- Below grade formwork: July 2021 to December 2021;
- Above grade formwork: December 2021 to June 2022;
- Building envelope phase: April 2022 to October 2022; and
- Interior finishes stage: October 2022 to June 2023.

Construction staging areas will be set up within the road right-of-way and travelled lanes on Eglinton Avenue West, north branch and the right-of-way and parking lay-by on west side of Sanderstead Avenue abutting the site for a period of 16 months.

Existing Conditions

Eglinton Avenue West is characterized by the following conditions:

- It is a two-way east-west major arterial with a pavement width of approximately 15.5 metres
- The north branch is a one-lane westbound offshoot that is approximately 50 metres in length, starting just west of Sanderstead Avenue and terminating at Croham Road
- The posted speed limit is 50 km/h
- The TTC operates bus service on Eglinton Avenue West. However, there is no TTC Service on the subject north branch
- There are sidewalks located on both sides of the street.

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

North Side

- No stopping 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday.

South side

- No stopping anytime is currently posted in the area of the subject site.

Sanderstead Avenue is characterized by the following conditions:

- It is a two-way north-south local road with a pavement width of approximately 8.5 metres
- Operates one-way northbound from Eglinton Avenue West to Bowie Avenue
- The posted speed limit is 40 km/h
- There is no TTC service
- There are sidewalks located on both sides of the street

East Side

- Pay and display parking is in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, three-hour maximum, between a Eglinton Avenue West and point 32.3 metres north.
- No parking, from the 1st day of each month to the 15th day of each month, April. 1 to Nov. 30, inclusive, from a point 37 metres north of Eglinton Avenue West and Bowie Avenue and anytime December 1 to March 31, inclusive

West side

- No parking anytime, Eglinton Avenue West and a point 37 metres north, although parking machines are currently operating within this area
- No parking anytime, from the 16th day of each month to the last day of each month, April. 1 to Nov. 30, inclusive and anytime December 1 to March 31, inclusive, from a point 37 metres north of Eglinton Avenue West and Bowie Avenue,

Croham Road is characterized by the following conditions:

- It is a two-way north-south local road with a pavement width of approximately 8.5 metres between the two intersections of Eglinton Avenue West and Croham Road
- Operates one-way northbound from the north intersection of Eglinton Avenue West to Bowie Avenue
- The posted speed limit is 40 km/h
- There is no TTC service
- There are sidewalks located on both sides of the street

Proposed Construction Staging Area

Construction staging operations on Eglinton Avenue West, north branch, will take place within the existing boulevard allowance and the entire north branch of the roadway adjacent to the site. Subject to approval, the north sidewalk and the six-metre-wide roadway of the north branch of Eglinton Avenue West will be closed, between Croham Road and a point 50 metres east, from June 14, 2021 to October 31, 2022. This roadway is an offshoot from Eglinton Avenue West and is approximately 50 metres in length. The subject site is the only property that abuts the north branch of Eglinton Avenue West. The existing traffic lanes on the main portion of Eglinton Avenue West will be maintained in their current form. Traffic that may have used the north branch of Eglinton Avenue to access Croham Road will still be able to access the street from the main intersection of Eglinton Avenue West and Croham Road.

Pedestrian operations on the north side of Eglinton Avenue West, north branch, will be redirected to the proposed 2.1-metre-wide covered and protected walkway that will be located on the north side of the main portion of Eglinton Avenue West.

In addition, subject to approval, a 4.5-metre-wide portion of the parking lay-by located on the west side of Sanderstead Avenue will be closed, between Eglinton Avenue West and a point 20 metres north, from June 14, 2021 to October 31, 2022, to accommodate the construction of the building. Pedestrians will be accommodated in a 1.7-metre-wide covered and protected walkway within the closed lay-by lane.

Pedestrians on the east side of Croham Road will be accommodated in a 1.7-metre-wide covered and protected walkway located within the existing sidewalk.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the west side of Sanderstead Avenue, between Eglinton Avenue West and a point 37 metres north. The paid parking on the west side of Sanderstead Avenue, abutting the site will be removed to accommodate the staging area, resulting in a loss of five parking spaces. The developer is aware that they are responsible for any lost revenue from the pay-and-display parking. In addition, it is recommended that stopping be prohibited on the east side of Croham Road from Eglinton Avenue West, south intersection, to a point 56 metre north. Furthermore, it is proposed that stopping be prohibited at all times on the east side of Croham Road, between Eglinton Avenue West (south intersection) and a point 56 meters north. This area is currently designated as no parking at all times and should not impact parking in the area.

The developer has indicated that construction traffic will be servicing the site from Eglinton Avenue West and is not required to service the site from the residential streets located to the north of the site.

Transportation Services is aware that the developer intends to purchase the land that is currently the north branch of Eglinton Avenue West. As a result, amendments to the traffic and parking regulations may be required. Therefore, Transportations Services is not recommending that traffic and parking regulations returned to pre-construction

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conditions when the project is complete. A subsequent report will be submitted to return and/or amend any traffic and parking regulations once the project has been completed.

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

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane, material construction hoist and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that the Basement Flooding Protection Program is currently scheduled between 2020 and 2025 on Croham Road. Since the construction staging areas are not located on Croham Road, the proposed construction staging areas are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 2280 Eglinton West 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.
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ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2270-2280 Eglinton Avenue West

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