

## **Construction Staging Area – 146 to 150 Laird Drive**

**Date:** August 23, 2021  
**To:** North York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 15, Don I'm Valley West

### **SUMMARY**

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

Maystar General Contractors Inc. is constructing an eight-storey retirement home at 146 to 150 Laird Drive. The site is located on the west side of Laird Drive between McRae Drive/ Wicksteed Avenue and Commercial Road.

Transportation Services is requesting approval to close the west sidewalk on Laird Drive for a period of 39 months (i.e. October 1, 2021 to December 31, 2024) to facilitate construction staging operations. Pedestrian movements on the west side of Laird Drive abutting the site will be restricted and pedestrians will be directed to the east side sidewalk of Laird Drive.

In addition, Transportation Services is requesting approval to close a portion of the southbound curb lane on Laird Drive for a period of 24 months (i.e. October 1, 2021 to October 1, 2023) to accommodate a construction staging area. The contractor may be required to occupy the curb lane on a daily basis beyond October 1 2023, for which daily street occupation permits would be issued.

Southbound traffic will be maintained in one 3.7-metre-wide lane and there will be no impact on the two northbound traffic lanes.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the west sidewalk on Laird Drive, between a point 38 metres south of McRae Drive/ Wicksteed Avenue and a point 135 metres further south, from October 1, 2021 to December 31, 2024.

2. City Council authorize the closure of the southbound curb lane on Laird Drive, between a point 38 metres south of McRae Drive/ Wicksteed Avenue and a point 135 metres further south, from October 1, 2021 to October 1, 2023.
3. City Council rescind the existing no parking prohibition in effect on Saturdays and Sundays on the west side of Laird Drive between McRae Drive/ Wicksteed Avenue and a point 173 metres south.
4. City Council rescind the existing no stopping regulation in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. Monday to Friday on the west side of Laird Drive between McRae Drive/ Wicksteed Avenue and a point 173 metres south.
5. City Council prohibit stopping at all times on the west side of Laird Drive between McRae Drive/ Wicksteed Avenue and a point 173 metres south.
6. 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.
7. 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.
8. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.
9. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. 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.
13. 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.

14. City Council direct that Laird Drive be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Maystar General Contractors 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 Laird Drive, these fees will be approximately \$745,061.27.

## **DECISION HISTORY**

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The Local Planning Appeal Tribunal, pursuant to its Order issued October 25, 2016 in relation to Board Case No. PL150360, authorized an amendment to Zoning By-law No. 1916 and No. 569-2013, for the lands municipally known as 146-150 Laird Drive.

City Council, at its meeting of February 3, 2016, adopted item CC12.10, entitled, "146 and 150 Laird Drive - Zoning Amendment - request for Direction Report - Ontario Municipal Board." The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC12.10>

City Council, at its meeting of September 30, 2015, adopted item NY8.42, entitled, "Request for Direction Report - Zoning By-law Amendment Application - 146-150 Laird Drive." The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY8.42#>

## **COMMENTS**

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### **The Development and Timeline**

Maystar General Contractors Inc. is constructing an eight-storey retirement home with 255 units and three levels of underground parking for 194 cars at 146-150 Laird Drive.

The site is bounded by a commercial property to the north, Laird Drive to the east, commercial property to the south and residential properties to the west.

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 14.3 meters. 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.

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

- Demolition: from October 2021 to November 2021;
- Excavation and shoring: from July 2021 to March 2022;
- Below grade formwork: from December 2021 to August 2022;
- Above grade formwork: from August 2022 to June 2023;
- Building envelope phase: from June 2022 to January 2024; and
- Interior finishes stage: from August 2022 to October 2024.

## **Existing Conditions**

Laird Drive is characterized by the following conditions:

- It is a 4-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 17 metres
- The unposted regulatory speed limit is 50 km/h
- There is TTC service provided by the 56 Leaside bus, with a southbound far-side stop on Laird Drive At Commercial Road
- There are sidewalks located on both sides of the street

The parking regulations on Laird Drive, within the subject section are as follows:

### **East 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
- No parking anytime

### **West 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
- No parking Saturday and Sunday

## **Proposed Construction Staging Area**

Construction staging operations on Laird Drive will take place within the existing boulevard allowance and the southbound curb lane on the west side of Laird Drive, abutting the site, between a point 38 metres south of McRae Drive/ Wicksteed Avenue and a point 135 metres further south.

The west sidewalk within the construction staging area will be closed; however, pedestrian operations on the east sidewalk will be maintained. Pedestrians wishing to cross Laird Drive south or north of the staging area will be able to do so at the traffic control signals located at Commercial Road and at McRae Drive/Wicksteed Avenue respectively. Appropriate signage will be installed to direct pedestrians to the opposite side of the street. Furthermore, the proposed construction staging area will not impact the existing TTC bus service on Laird Dr.

With the proposed closure in place, Laird Drive, in the immediate vicinity of the site, will operate as one southbound and two northbound lanes. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Laird Drive, between McRae Drive/ Wicksteed Avenue and a point 173 metres south.

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 Laird Drive is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Maystar General Contractors Inc., 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**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 146-150 Laird Drive

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