

Construction Staging Area – 1408 to 1420 Bayview Avenue

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

SUMMARY

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

1414 Bayview Dev Gp Inc. is constructing an eight-storey condominium with ground floor retail at 1408 to 1420 Bayview Avenue. The site is located on the west side of Bayview Avenue between Balliol Street and Merton Street.

Transportation Services is requesting approval to close the west sidewalk and a portion of the southbound curb lane on Bayview Avenue for a period of 12 months (i.e. October 1, 2021 to September 30, 2022) to accommodate a construction staging area.

Pedestrian operations on the west side of Bayview Avenue will be maintained in a 1.5 metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Bayview Avenue will result in the loss of one southbound traffic lane. There will still be one 3.3 metre-wide southbound lane for traffic and there will be no impact on the two northbound lanes for traffic.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk and the southbound curb lane on Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further south, from October 1, 2021 to September 30, 2022.

2. City Council rescind the existing no parking prohibition in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the west side of Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further south.
3. City Council rescind the existing no stopping regulation in effect from 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays, on the west side of Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further south.
4. City Council rescind the existing maximum one-hour parking regulation, in effect from 9:00 a.m. to 4:00 p.m. daily, on the west side of Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further south.
5. City Council prohibit stopping at all times on the west side of Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further 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 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. 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.

14. 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.

15. City Council direct that Bayview 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. 1414 Bayview Dev Gp 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 Bayview Avenue, these fees will be approximately \$125,000.00.

DECISION HISTORY

City Council, at its meeting on December 16, 17 and 18, 2020 adopted Item MM27.29 entitled "1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue - Zoning By-Law Amendment - Technical Amendment to Zoning By-law".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM27.29>

City Council, at its meeting on January 29, 2020 adopted item NY12.1 entitled "Final Report - Zoning By-Law Amendment and Rental Housing Demolition Applications - 1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY12.1>

COMMENTS

The Development and Timeline

1414 Bayview Dev Gp Inc. is constructing an eight-story condominium with 57 units, ground floor retail and three-levels of underground parking for 61 cars at 1408-1420 Bayview Avenue.

The site is bounded by residential properties to the north, south and west, and Bayview Avenue to the east.

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 11 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:

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

Existing Conditions

Bayview Avenue 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 13.3 metres
- The unposted regulatory speed limit is 50 km/h.
- There is TTC service provided by the 28 bus route
- There are sidewalks located on both sides of the street

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

East side

- No stopping 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- No parking 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays

West side

- No stopping 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays
- No parking 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- Parking for restricted periods from 9:00 a.m. to 4:00 p.m. daily, for a maximum of 1 hour

Proposed Construction Staging Area

Construction staging operations on Bayview Avenue will take place within the existing boulevard allowance and the southbound curb lane on the west side of Bayview Avenue, abutting the site. The west sidewalk and a 3.4 metre-wide portion of the southbound curb lane on Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further south, will be closed to accommodate construction staging operations for the development..

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

Pedestrian operations on the west side of Bayview Avenue will be maintained in a 1.5 metre-wide covered and protected walkway within the closed portion of the existing lane on the west side of Bayview Avenue. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Bayview Avenue, between a point 26 metres south of Balliol Street and a point 49 metres further south. The existing parking regulations on the east side of the street will remain in effect.

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 Bayview Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 1414 Bayview Dev Gp 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

Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1408-1420 Bayview Avenue

Attachment 1: Proposed Construction Staging Area - 1408-1420 Bayview Avenue

