

## **Construction Staging Area - 875 Eglinton Avenue West (Peveril Hill North)**

**Date:** April 28, 2021  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 12, Toronto - St. Paul's

### **SUMMARY**

---

This staff report is about a matter that Community Council has delegated authority to make a final.

CentreCourt Development is constructing a 14-storey residential development with 333 units and two levels of underground parking, at 859-861 and 875 Eglinton Avenue West. The site is located on the south side of Eglinton Avenue West between Bathurst Street and Peveril Hill North.

Transportation Services is requesting authorization to close the east sidewalk and the entire roadway on Peveril Hill North, between Eglinton Avenue West and a point 40 metres south (to the first laneway south of Eglinton Avenue West), for a period of 27 months (i.e., June 1, 2021 to August 31, 2023) to accommodate a construction staging area. The proposed staging area is similar to the staging area that was in place for the Metrolinx Crosstown Project on Peveril Hill North.

Pedestrian operations on the east side of Peveril Hill North will be restricted and pedestrians will be directed to the existing sidewalk on the west side of Peveril Hill North.

Pedestrian operations on the south side of Eglinton Avenue West and west side of Bathurst Street, abutting the site will be maintained in 2.1 and 1.7 metre-wide (respectfully) covered and protected walkways within the existing sidewalks.

The proposed construction staging area will result in the removal of four parking machine spaces on the west side of Peveril Hill North, immediately south of Eglinton Avenue West.

## RECOMMENDATIONS

---

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and Peveril Hill North in its entirety, between Eglinton Avenue west and a point 40 metres south, from June 1, 2021 to August 31, 2023.
2. Toronto and East 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.
3. Toronto and East York Community 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.
4. Toronto and East 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.
5. Toronto and East 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.
6. Toronto and East 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.
7. Toronto and East 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.
8. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. Toronto and East 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.

10. Toronto and East 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.

11. Toronto and East York Community Council direct that Peveril Hill North be returned to pre-construction traffic regulations when the project is complete.

## **FINANCIAL IMPACT**

---

There is no financial impact to the City. CentreCourt Development 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 Peveril Hill North, these fees will be approximately \$1,048,000 including lost revenue from the parking machines.

## **DECISION HISTORY**

---

The Ontario Municipal Board, currently known as Local Planning Appeal Tribunal pursuant to its Order issued January 14, 2019 in relation to Board Case No. PL170395 authorized an amendment to Zoning By-law No. 596-2013, for the lands municipally known as 859-861 and 875 Eglinton Avenue West.

City Council, at its meeting on June 4, 5, 6 and 7, 2017, adopted Item TE25.18 entitled "859-861 and 875 Eglinton Avenue West - Zoning Amendment Application - Request for Direction Report"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.18>

## **COMMENTS**

---

### **The Development and Timeline**

A 14-storey residential building is being constructed by CentreCourt Development at 859-861 and 875 Eglinton Avenue West. The site is bounded by Eglinton Avenue West to the north, Bathurst Street to the east, a commercial two-storey building (2016 Bathurst Street) and public laneway to the south and Peveril Hill North to the west. The development, in its completed form, will consist of 333 dwelling units with ground-floor retail and a two-level underground parking garage for approximately 201 vehicles.

Construction Staging Area - 859-861 and 875 Eglinton Avenue West (Peveril Hill North)

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. 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:

- Demolition: December 2020 to January 2021;
- Excavation and shoring: January 2021 to August 2021;
- Below grade formwork: June 2021 to February 2022;
- Above grade formwork: February 2022 to January 2023;
- Building envelope phase: December 2021 to April 2023; and
- Interior finishes stage: February 2022 to August 2023.

A construction staging area will be set up within the road right-of-way including the east sidewalk and the entire roadway of Peveril Hill North between Eglinton Avenue West and the first laneway south of Eglinton Avenue West for a period of 29 months.

## **Existing Conditions**

Peveril Street North is characterized by the following conditions:

- It is a two-way north-south local roadway with a pavement width of approximately 8.5 metres.
- The posted speed limit is 30 km/h.
- There is no TTC service on Peveril Street North
- There are sidewalks located on both sides of the street.

The parking regulations on Peveril Street North, within the subject section, are as follows:

### **East side**

- "No Stopping Anytime" between Eglinton Avenue West and a point 61 metres south

### **West 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 a point 61 metres south.

## **Proposed Construction Staging Area**

Construction staging operations on Peveril Street North will take place within the existing boulevard allowance and the entire roadway fronting the site. Subject to approval, the east sidewalk and an 8.5-metre-wide portion of the northbound and southbound lanes on Peveril Street North will be closed, between Eglinton Avenue West Construction Staging Area - 859-861 and 875 Eglinton Avenue West (Peveril Hill North)

and a point 40 metres south, from June 1, 2021 to August 31, 2023. The proposed closure is similar to the closure that was in place on Perveril Hill North for the Metrolinx Crosstown staging area. Access to and from the laneways located on the east and west sides of Perveril Hill North will be maintained.

A Full closure of Perveril Hill North between Eglinton Avenue West and the public laneway is required in order to provide sufficient space to safely accommodate the construction staging operations, as other options are not currently available due to the Metrolinx Crosstown construction on Eglinton Avenue West and on Bathurst Street West near Eglinton Avenue West. In addition, a redevelopment of 1998-2000 Bathurst Street (south of Eglinton Avenue West) is also ongoing in which their proposed construction staging area and site access is from the laneway located to the south of the subject site. This laneway runs north/south, west of Bathurst Street and just south of the subject site it turns to run east/west parallel to Eglinton Avenue West to Perveril Hill North. At times the subject laneway could be unpassable due to staging operations for 1998-2000 Bathurst Street. Therefore, it is imperative that access to the laneway from Perveril Hill North be maintained.

Pedestrian operations on the east side of Perveril Hill North will be restricted and pedestrians will be directed to the west sidewalk by appropriate signage. The existing sidewalk on the west side of Perveril Hill Road will be maintained in its current form.

Pedestrians on the south side of Eglinton Avenue West will be accommodated within a 2.1 metre-wide covered and protected walkway located within the existing sidewalk. In addition a 1.7 metre-wide covered and protected walkway will be installed within the existing sidewalk on the west side of Bathurst Street abutting the site.

Additionally, the proposed construction staging area will result in the removal of four parking machine spaces on the west side of Perveril Hill North, immediately south of Eglinton Avenue West. The developer is aware that they are responsible for any lost revenue from the pay-and-display parking.

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, man and material construction hoist and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that local road reconstruction is planned for 2025. Since the construction staging area is scheduled to be removed in December 2023, the proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that CentreCourt Development 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.

Construction Staging Area - 859-861 and 875 Eglinton Avenue West (Perveril Hill North)

## **CONTACT**

---

Craig Cripps, Manager, Construction Coordination and Traffic 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 - 859-861 and 875 Eglinton Avenue West (Peeveril Hill North)

Attachment 1: Proposed Construction Staging Area - 859-861 and 875 Eglinton Avenue West (Peveril Hill North)

