

## **Construction Staging Area Time Extension – 1408-1420 Bayview Avenue**

**Date:** January 9, 2023  
**To:** North York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 15, Don Valley West

### **SUMMARY**

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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 1408-1420 Bayview Avenue. The site is located on the west side of Bayview Avenue between Balliol Street and Merton Street. 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, are currently closed for construction staging operations. Pedestrian operations on the west side of Bayview Avenue are 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.

At its meeting on October 1, 2021, City Council approved the subject construction staging area on Bayview Avenue from October 1, 2021 to September 30, 2022. The developer has requested an extension of the duration of the construction staging area on Bayview Avenue due to delays caused by: issues controlling the groundwater on-site, labour issues due to trade strikes and lost days due to weather.

Transportation Services is requesting authorization to extend the duration of the construction staging areas from February 7, 2023 to January 31, 2024 to allow for the construction of the development to be completed.

## RECOMMENDATIONS

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

1. City Council continue to 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, and provision of a 1.5 metre-wide covered and protected temporary pedestrian walkway within the closed portion of the southbound curb lane from February 7, 2023 to January 31, 2024.
2. City Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
3. City Council direct the applicant to continue 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 continue 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 continue 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 continue 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 continue 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 continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. City Council direct the applicant to continue 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 continue 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**

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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 \$140,000.00.

## **DECISION HISTORY**

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At its meeting of October 1, 2021, City Council adopted item NY26.15, entitled "Construction Staging Area - 1408 to 1420 Bayview Avenue" and in so doing, authorized a construction staging area on Bayview Avenue from October 1, 2021 to September 30, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.NY26.15>

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**

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### **Status of the Development**

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.

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

- Excavation and shoring: from December 2021 to December 2022;
- Below grade formwork: from September 2022 to April 2023;
- Above grade formwork: from March 2023 to August 2023;

- Building envelope phase: from June 2023 to November 2023; and
- Interior finishes stage: from July 2023 to March 2024.

The developer has requested an extension of the duration of the construction staging area on Bayview Avenue due to delays caused by: issues controlling the groundwater on-site, labour issues due to trade strikes and lost days due to weather.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Continued occupancy of the construction staging areas until January 31, 2024 is therefore essential to complete the development.

### **Construction Staging Area**

Construction staging operations on Bayview Avenue is taking 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 is closed to accommodate construction staging operations for the development. Pedestrian operations on the west side of Bayview Avenue is 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.

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

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

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.

If the staging area is not approved, the developer's only option will be to apply for day-use permits of Bayview Avenue for periods of less than 30 consecutive days over the 12-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.

- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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

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