

Construction Staging Area – 1710-1736 Bayview Avenue

Date: June 2, 2023
To: North York Community Council
From: 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.

Gairloch Developments is constructing a nine-storey mixed-use condominium with ground floor retail at 1710-1736 Bayview Avenue. The site is located on the west side of Bayview Avenue between Eglinton Avenue East and Soudan Avenue.

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 24 months from July 20, 2023 to June 30, 2025, to facilitate construction staging operations. Pedestrian operations on the west side of Bayview Avenue will be maintained in a 1.8 metre-wide covered and protected walkway within the closed portion of the southbound lane.

RECOMMENDATIONS

The 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 45.5 metres north of Soudan Avenue and a point 110.0 metres further north, and provision of a temporary pedestrian walkway within the closed portion of Bayview Avenue, from July 20, 2023 to June 30, 2025.
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 45.5 metres north of Soudan Avenue and a point 110.0 metres further north.
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 45.5 metres north of Soudan Avenue and a point 110.0 metres further north.

4. City Council prohibit stopping at all times on the west side of Bayview Avenue, between a point 45.5 metres north of Soudan Avenue and a point 110.0 metres further north.

5. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.

6. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).

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 the occupation permit for construction staging on Bayview Avenue be conditional, subject to there being no conflicts with Metrolinx transit project construction.

16. 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. Gairloch Developments 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 \$1,100,000.00.

DECISION HISTORY

Ontario Land Tribunal, pursuant to its Order issued July 12, 2022 in relation to Case Number OLT-22-002414, authorized an amendment to Zoning By-law 569-2013, for the lands municipally known as 1710-1736 Bayview Avenue.

COMMENTS

The Development and Timeline

Gairloch Developments is constructing a nine-story mixed-use condominium with 197 residential units, ground floor retail and two-levels of underground parking for 77 vehicles at 1710-1736 Bayview Avenue. The site is located on the west side of Bayview Avenue between Eglinton Avenue East and Soudan Avenue. The site is bounded by semi-detached dwellings to the north, Bayview Avenue to the east, a place of worship to the south, and single and semi-detached dwellings 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 7.6 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 March 2023 to June 2023;
- Below grade formwork: from August 2023 to December 2023;
- Above grade formwork: from January 2024 to October 2024;

- Building envelope phase: from May 2024 to May 2025; and
- Interior finishes stage: from June 2024 to August 2025.

Existing Conditions

Bayview Avenue is characterized by the following conditions:

- It is a four-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 14.0 metres
- The speed limit is 50 km/h
- There is TTC service provided by the 11 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 parking 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays
- No stopping 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- Signed on-street for parking for restricted periods at other times, for a maximum of 1 hour

West side

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

Proposed Construction Staging Area

Subject to approval, from July 20, 2023, to June 30, 2025, the west sidewalk and southbound curb lane on Bayview Avenue, between a point 45.5 metres north of Soudan Avenue and a point 110.0 metres further north, will be closed to accommodate construction staging operations for the development. Pedestrian operations on the west side of Bayview Avenue will be maintained in a 1.8 metre-wide covered and protected walkway within the closed portion of the southbound lane. The construction staging area on Bayview Avenue will result in the loss of one southbound traffic lane. There will still be one 3.5 metre-wide southbound lane for traffic and there will be no impact on the two northbound lanes for traffic. 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 45.5 metres north of Soudan Avenue and a point 110.0 metres further north. The existing parking regulations on the east side of the street will remain in effect.

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 the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Bayview Avenue, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Gairloch Developments 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.

If the proposed 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 24-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 in this report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1710-1736 Bayview Avenue

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