

Construction Staging Area – 378 Bering Avenue

Date: October 9, 2024
To: Etobicoke York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

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

Maple Reinders Constructors Ltd. is constructing a five-storey self-storage building at 378 Bering Avenue. The site is located on the north side of Bering Avenue, between Kipling Avenue and Judge Road.

Transportation Services is requesting authorization to close the north sidewalk and a portion of the westbound traffic lane on Bering Avenue for a period of 13 months, from November 1, 2024 to November 30, 2025. Pedestrian movements on the north side of Bering Avenue, abutting the site, will be maintained in a 2.1 metre wide covered and protected walkway located within the closed portion of the westbound traffic lane. To maintain continuous flow of traffic around the construction staging area, stopping will be prohibited at all times on both sides of Bering Avenue, between Kipling Avenue and Judge Road.

RECOMMENDATIONS

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

1. Etobicoke York Community Council authorize the closure of the north sidewalk and a 3.0 metre portion of the westbound traffic lane on Bering Avenue, between a point 50 metres east of Kipling Avenue and a point 65 metres further east and provision of a temporary pedestrian walkway within the closed portion of the westbound traffic lane, from November 1, 2024 to November 30, 2025, inclusive.
2. Etobicoke York Community Council rescind the existing parking prohibition in effect at all times on the north side of Bering Avenue, between Kipling Avenue and Judge Road.

3. Etobicoke York Community Council rescind the existing parking prohibition in effect 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m. on the south side of Bering Avenue, between Kipling Avenue and Judge Road.
4. Etobicoke York Community Council prohibit stopping at all times on both sides of Bering Avenue, between Kipling Avenue and Judge Road.
5. Etobicoke York Community 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. Etobicoke York Community 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. Etobicoke York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
8. Etobicoke 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.
9. Etobicoke York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. Etobicoke York Community 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. Etobicoke York Community 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. Etobicoke York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. Etobicoke 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.

14. Etobicoke 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.

15. Etobicoke York Community Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

16. Etobicoke York Community Council direct that Bering Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

17. Etobicoke York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. Maple Reinders Constructors Ltd. 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 Bering Avenue these fees will be approximately \$102,000.00.

DECISION HISTORY

City Council, at its meeting on February 7, 2023, adopted Item 2023.EY2.2 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 378-384 Bering Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EY2.2>

COMMENTS

The Development and Timeline

Maple Reinders Constructors Ltd. is constructing a five-storey self-storage building at 378 Bering Avenue. Permanent access will be from Bering Avenue. The site is bounded by a mix of commercial and industrial buildings to the north, east and west the building and Bering Avenue to the south.

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

- Demolition: Completed
- Excavation and shoring: from August 2024 to October 2024;
- Below grade formwork: from August 2024 to November 2024;
- Above grade formwork: from October 2024 to March 2025;
- Building envelope phase: from November 2024 to May 2025;
- Interior finishes stage: from March 2025 to November 2025, and;
- Exterior Works: from July 2025 to October 2025.

Existing Conditions

Bering Avenue is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 9.7 metres
- The daily two-way traffic volume is approximately 2000 vehicles
- The speed limit is 50 km/h
- There is no TTC service provided on this street
- A sidewalk is provided on the north side of the street

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

North side

- No parking anytime

South side

- No parking from 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m.

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth ranges between 2.0 metre and to 3.5 metre from lot line to lot line on all sides of the property. The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers the majority of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. The property is further constrained by the adjacent neighbors where there is no opportunity for temporary use of their lands. Immediately north of the property is an iron worker training facility and a mechanic shop that require the full extent of their property for their operations and materials storage. Furthermore, a daily lane closure is not feasible for the project due to the amount of time it would require to temporarily store/sort materials within the footprint of the lane closure itself. In addition, a daily lane closure would result in an extension of construction duration, workday hours reduced substantially, insufficient space for construction staging. Therefore, occupation of the road right-of-way on Bering Avenue will be essential to set up construction staging operations for the development.

Subject to approval, the north sidewalk and a 3 metre wide portion of the westbound traffic lane on Bering Avenue, between a point 50 metres east of Kipling Avenue and a point 65 metres further east will be closed to accommodate a construction staging area. Pedestrian movements on the north side of Bering Avenue, abutting the site, will be maintained in a 2.1 metre wide covered and protected walkway located within the closed portion of the westbound traffic lane. One eastbound and one westbound traffic lane on Bering Avenue will be maintained.

Traffic Mitigation Measures

To improve traffic flow around the construction staging area, stopping will be prohibited at all times on both sides of Bering Avenue, between Kipling Avenue and Judge Road. Furthermore, the developer will set up traffic control devices in advance of the work area informing approaching motorists of the construction ahead, and using pavement marking will gradually narrow the roadway from 4.8 metre to 3.5 metre wide lanes leading up to the work zone. Additionally, signs will be posted for pedestrians in advance of the sidewalk closure with directional arrows pointing to a detour route provided.

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

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

Finally, 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 Bering Avenue is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Maple Reinders Constructors Ltd, 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 Bering Avenue for periods of less than 30 consecutive days over the 13-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

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation, Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 378 Bering Avenue

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