

Construction Staging Area – 109 Erskine Avenue

Date: November 15, 2024

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 15, Don Valley West

SUMMARY

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

LCG Residential Builders Ltd. is constructing a 22-storey residential building at 109 Erskine Avenue. The site is located on the south side of Erskine Avenue, approximately 350 metres east of Yonge Street and one parcel west of the southwest corner of Erskine Avenue and Redpath Avenue.

Transportation Services is requesting authorization to temporarily close a portion of the eastbound curb lane and the south sidewalk on Erskine Avenue for a period of 17 months, from December 4, 2024 to April 30, 2026, in order to enable construction staging operations for the development. Pedestrians will be redirected into a 1.7 metre covered and protected walkway within the closed portion of the eastbound lane on the south side of Erskine Avenue. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

RECOMMENDATIONS

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

1. North York Community Council authorize the closure of the south sidewalk and a 2.4 metre wide portion of the eastbound curb lane on Erskine Avenue, between a point 27 metres west of Redpath Avenue and a point 30 metres further west, and a provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from December 4, 2024 to April 30, 2026 inclusive.
2. North York Community Council prohibit stopping at all times on the south side of Erskine Avenue, between a point 27 metres west of Redpath Avenue and a point 30 metres further west.

3. North York Community 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 and to be cleared of any construction debris and made safe.
4. North 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).
5. North 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.
6. North 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.
7. North York Community Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. North 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.
9. North 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.
10. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. North 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.
12. North 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.
13. North York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.

14. North York Community Council direct that Erskine Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

15. North 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 with 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. North 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. LCG Residential Builders 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 Erskine Avenue these fees will be approximately \$110,000.00.

DECISION HISTORY

City Council, at its meeting on March 20, 2024 adopted Item CC16.8 entitled "109 Erskine Avenue, 63-91 Montclair Avenue, and 1161 Kingston Road - Ontario Land Tribunal Hearing - Request for Directions"
[Agenda Item History - 2024.CC16.8 \(toronto.ca\)](#)

City Council, at its meeting on June 15, 2022 adopted Item NY32.2 "109 Erskine Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Final Report"
[Agenda Item History - 2022.NY32.2 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

LCG Residential Builders Ltd. is constructing a 22-storey residential building with 211 units and two-levels of underground parking at 109 Erskine Avenue. The site is located on the south side of Erskine Avenue between Yonge Street and Redpath Avenue. The site is bounded by Erskine Avenue to the north, and residential properties to the east, west and south side.

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

- Demolition: from November 2023 to January 2024 (completed);

- Excavation and shoring: from January 2024 to April 2024 (completed);
- Below grade formwork: from April 2024 to October 2024;
- Above grade formwork: from October 2024 to September 2025;
- Building envelope phase: from February 2025 to March 2026; and
- Interior finishes stage: from March 2025 to April 2026.

Existing Conditions

Erskine Avenue is characterized by the following conditions:

- It is a two-lane, east-west, Collector roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- Parking is permitted for a maximum period of three hours on the south side of Erskine Avenue within the subject section
- Parking is prohibited at all times on the north side of Erskine Avenue within the subject section

Construction Staging Area

It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit. As per the above construction schedule, the site is currently constructing the below grade formwork.

By way of background, 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, including the public laneway on the west side of the property, will be excavated lot line to lot line on all four sides to a depth of eight metres. 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 residential properties on the south, east, and west sides of the site. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Erskine Avenue will be essential to set up construction staging operations for the development.

Currently, construction staging operations on Erskine Avenue take place within the existing boulevard allowance and the eastbound curb lane on the south side of Erskine Avenue, fronting the site. The south sidewalk and the eastbound curb lane on Erskine Avenue between a point 27 metres west of Redpath Avenue and a point 30 metres further west are closed to accommodate construction staging operations for the development. Pedestrians will continue to be redirected into a protected 1.7 metre wide covered walkway within the closed portion of the eastbound lane. With the construction staging area in place, two-way traffic operation is maintained on a remaining road width

of seven metres. The construction staging area results in the temporary loss of three on-street parking spaces on the south side of Erskine Avenue.

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

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot 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.

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 Erskine 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 LCG Residential Builders 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 Erskine Avenue for periods of less than 30 consecutive days over the 17-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, Manager, Work Zone Coordination and 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: Construction Staging Area - 109 Erskine Avenue

Attachment 1: Construction Staging Area - 109 Erskine Avenue

