

Construction Staging Area – 591 Finch Avenue West (Goldfinch Court)

Date: October 2, 2025
To: North York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 6, York Centre

SUMMARY

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

Prime Design Built is constructing a 12-storey residential building at 591 Finch Avenue West. The site is located on the southwest corner of Finch Avenue West and Goldfinch Court.

Transportation Services is requesting authorization to temporarily close the west sidewalk and the southbound through traffic lane on Goldfinch Court for a period of 15 months, from October 31, 2025 to January 31, 2027. The west sidewalk on Goldfinch Court will be closed and pedestrians will be redirected to a temporary covered and protected walkway within the closed portion of the southbound traffic lane. One northbound and one southbound traffic lane will be maintained around the construction staging area.

RECOMMENDATIONS

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

1. North York Community Council authorize the closure of the west sidewalk and the southbound through traffic lane on Goldfinch Court, between Finch Avenue West and a point 55 metres south, from October 31, 2025 to January 31, 2027, inclusive.
2. North York Community Council rescind the existing parking prohibitions in effect at all times on the west side of Goldfinch Court, between Finch Avenue West and a point 85 metres south.

3. North York Community Council prohibit stopping at all times on both sides of Goldfinch Court, between Finch Avenue West and a point 85 metres south.
4. North York Community Council prohibit parking at all times on the east sides of Goldfinch Court, between the south end of Goldfinch Court and a point 35 metres north.
5. North 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. 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).
7. North York Community Council direct the applicant to ensure that the existing sidewalks and the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
8. 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.
9. North York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that the safety of pedestrians, cyclists and motorists is considered at all times.
10. 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.
11. 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.
12. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. 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.

14. 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.

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 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. North York Community Council direct that Goldfinch Court be returned to its pre-construction traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$254,500.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures the city right-of-way occupancy permit fees amount to approximately \$250,000.00 including lost revenue from the parking machines (if applicable).
- As of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of traffic lane. Based on the proposed duration, length, and extent of the proposed southbound traffic lane closure on Goldfinch Court, these amount to approximately \$4,500.00.

DECISION HISTORY

City Council, at its meeting on July 8, 9, 10 and 11, 2014, adopted with amendments Item - 2014.NY33.47 entitled "Final Report - Zoning By-law Amendment Application - 591 Finch Avenue West"

<https://secure.toronto.ca/council/agenda-item.do?item=2014.NY33.47>

COMMENTS

The Development and Timeline

Prime Design Built is constructing a 12-storey residential apartment building with 158 units and two-levels of underground parking at 591 Finch Avenue West. The site is bounded by Finch Avenue West to the north, Goldfinch Court to the east, and apartment buildings to the west and south. All permanent access will be from Goldfinch Court.

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

- Excavation and shoring: from April 2025 to July 2025;
- Below grade formwork: from August 2025 to September 2025;
- Above grade formwork: from September 2025 to December 2025;
- Building envelope phase: from December 2025 to November 2026; and
- Interior finishes stage: from April 2026 to January 2029.

Existing Conditions

Goldfinch Court is characterized by the following conditions:

- It is a two-lane, north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 15 metres
- The daily peak 8 hour traffic volume is approximately 1200 vehicles
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

The parking regulations on Goldfinch Court, within the subject section are as follows:

East side

- Statutory maximum three-hour parking permitted

West side

- No parking anytime

Proposed Construction Staging Area

Various options were explored by the developer to set up construction staging operations for the development within the development site. The developer has advised that the excavation will extend to the edges of the property leaving insufficient space on-site to accommodate concrete trucks, tractor trailers, and other large equipment necessary for construction. The developer considered utilizing the public right-of-way along Finch Avenue West to the north. However, Toronto Hydro raised concerns about the high voltage wires being too close to where construction vehicles would enter the site and where material would be lifted. Even though the wires have been relocated, their proximity to the hoist pick-up area is still a concern. Therefore, occupation of the west sidewalk and the southbound traffic lane on Goldfinch Avenue in the vicinity of the site is necessary to allow for the project to be completed.

Subject to approval, the west sidewalk and the entire southbound through lane on Goldfinch Avenue, between Finch Avenue West and a point 55 metres south will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected to a temporary covered and protected walkway within the closed southbound lane. One northbound and one southbound traffic lane will be maintained around the construction staging area on the east side of the median.

To enhance traffic flow around the work zone, stopping will be prohibited at all times on both sides of Goldfinch Court, between Finch Avenue West and a point 85 metres south. In addition, to provide adequate space for construction vehicles to exit the street, will require removal of two on-street parking spaces on the east sides of Goldfinch Court, located between the south end of Goldfinch Court and a point 35 metres north.

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

Furthermore, 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 Goldfinch Court 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 the developer, 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.

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 - 591 Finch Avenue West
(Goldfinch Court)

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