

Construction Staging Area Time Extension - Shortt Street, Fairbank Village Lane (1886-1920 Eglinton Avenue West)

Date: May 7, 2026

To: North York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 8, Eglinton-Lawrence

SUMMARY

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

CBW Eglinton Phase #2 Inc. is constructing an eight-storey condominium building at 1886-1920 Eglinton Avenue West. The site is located on the north side of Eglinton Avenue West, between Shortt Street and Fairbank Avenue.

By way of background, North York Community Council at its meeting on April 2, 2025, approved closure of the west sidewalk and the southbound traffic lane on Shortt Street, as well as full closure of Fairbank Village Lane abutting the site, from May 1, 2025 to July 1, 2026 to accommodate construction staging operations.

The developer is now requesting an extension of the duration of the construction staging area on Shortt Street and Fairbank Village Lane. Due to delays resulting from severe winter conditions, supply chain disruptions, shortages of skilled labour, and site-related constraints, which collectively slowed or periodically halted construction activities and extended the overall project timeline.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Shortt Street and on Fairbank Village Lane for an additional 13 months, from July 2, 2026 to July 31, 2027 to allow for the construction of the development to be completed.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services recommends that:

1. North York Community Council authorize the continuation of the closure of the west sidewalk and the southbound traffic lane on Shortt Street, between Eglinton Avenue West and Fairbank Village Lane, from July 2, 2026 to July 31, 2027 inclusive.
2. North York Community Council continue to authorize a full closure of Fairbank Village Lane, between Shortt Street and a point 45 metres west, from July 2, 2026 to July 31, 2027 inclusive.
3. North York Community Council continue to designate Shortt Street, between Eglinton Avenue West and Fairbank Village Lane, as one-way for northbound traffic only, from July 2, 2026 to July 31, 2027 inclusive.
4. North York Community Council continue to rescind the existing maximum 1-hour parking regulation in effect 8:00 a.m. to 6:00 p.m., Monday to Saturday, except public holidays, on the east side of Fairbank Avenue, between a point 26.5 metres north of Eglinton Avenue West and a point 7 metres further north.
5. North York Community Council continue to rescind the existing permit parking regulation in effect 12:00 midnight to 6:00 a.m. on the east side of Fairbank Avenue, between Fairbank Village Lane and a point 7 metres north
6. North York Community Council continue to prohibit stopping at all times on the east side of Fairbank Avenue, between Fairbank Village Lane and a point 7 metres north.
7. North York Community Council direct the applicant to continue posting 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.
8. North York Community Council direct the applicant to continue providing and installing 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.
9. North York Community Council direct the applicant to continue 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.

10. North York Community Council direct that Shortt Street and Fairbank Village Lane 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 \$ 232,300.00. An overview of these fees can be found below.

- Based on the area enclosed and time extension duration (from July 2, 2026 to July 31, 2027) of the proposed closures on Shortt Street, the city right-of-way occupancy permit fees amount to approximately \$230,000.00 including lost revenue from the parking machines.
- 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 a traffic lane. Based on the proposed time extension duration (from July 2, 2026 to July 31, 2027), length, and extent of the proposed sidewalk and lane closures on Shortt Street, these amount to approximately \$2,300.00.

DECISION HISTORY

At its meeting on April 2, 2025, North York Community Council adopted item 2025.NY22.18, entitled: "1886 - 1920 Eglinton Avenue West - Shortt Street, Fairbank Village Lane - Construction Staging Area", and in so doing, authorized a construction staging area on Shortt Street, and Fairbank Village Lane, from May 1, 2025 to July 1, 2026.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY22.18>

City Council, at its meeting on October 1, 2021, adopted Item 2021.NY26.6 and in so doing approved a rental housing demolitions application and exemption from City of York Beautification By-law No. 3102-95 for the lands municipally know as 1886 to 1920 Eglinton Avenue West.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.NY26.6>

Committee of Adjustments, at its meeting held on July 8, 2021 issued a Notice of Decision regarding File Number A0243/21NY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 1886 Eglinton Avenue West finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

[Application Information Centre - 1886 - 1920 EGLINTON AVENUE WEST](#)

COMMENTS

Status of the Development

An eight-storey residential condominium building is being constructed by CBW Eglinton Phase #2 Inc. at 1886-1920 Eglinton Avenue West. The site is bounded by Fairbank Village Lane to the north, Shortt Street to the east, Eglinton Avenue West to the south, and Fairbank Avenue to the west. The development in its completed form will consist of 194 residential dwelling units and a two-level underground parking garage. Permanent vehicular access to the development will be provided from Fairbank Village Lane.

Based on the information provided by the developer, the construction project has been delayed due to harsh winter weather, supply chain disruptions, shortages of skilled labour, and site-related constraints. Consequently, the delays have impacted the original construction schedule. At the time of writing this report, the developer is currently working on the below grade formwork. Additional major construction activities and associated timelines for the development are as follows:

- Below Grade Formwork: Q2 2026 to Q3 2026;
- Above Grade Formwork: Q3 2026 to Q2 2027;
- Building Envelope Phase: Q4 2026 to Q2, 2027, and;
- Interior Finishes Stage: Q1 2027 to Q1 2028.

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. Therefore, continued occupancy of the construction staging area until July 31, 2027 is essential to complete the development.

Construction Staging Area

Construction staging operations on Shortt Street will continue take place within the existing west sidewalk and southbound traffic lane abutting the site. Throughout the closure duration, appropriate pedestrian detours signage will be positioned at strategic locations informing pedestrians to cross to the road.

Fairbank Village Lane will continue to remain fully closed, between Shortt Street and a point 45 metres west, in order to facilitate ongoing construction staging activities. Access to Fairbank Village Lane will continue to remain open from Fairbank Avenue.

A drawing of the existing construction staging area is included 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 Major Capital Works Program on Shortt Street indicates that Toronto Hydro Electric System Ltd has overhead and underground Civil work planned in 2027.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The applicant is expected to cooperate 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 modify or remove any staging to accommodate the necessary municipal infrastructure work.

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

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - Shortt Street, Fairbank Village Lane (1886-1920 Eglinton Avenue West)

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