



STAFF REPORT ACTION REQUIRED

Construction Staging Areas – Industry Consultation

Date:	March 20, 2014
To:	City Council
From:	General Manager, Transportation Services
Wards:	All
Reference Number:	P:\2014\Cluster B\TRA\Toronto and East York District\TOP\CC2014053te.top.doc

SUMMARY

Transportation Services and City Planning staff have consulted with representatives from the Building Industry and Land Development Association and are providing an update on that consultation.

An amended recommendation has been provided to clarify the type of comments to be provided on the potential impacts of construction of a development, and on the timing of a required construction management plan.

RECOMMENDATION

The General Manager, Transportation Services recommends that:

1. City Council delete Planning and Growth Management Committee Recommendation 2 and replace it with the following recommendation:

City Council direct the General Manager, Transportation Services, when considering applications for zoning amendment, to include preliminary comments on whether or not construction of the proposed development may have impacts on the adjacent roadways and, if necessary, to require the applicant to prepare a construction management plan to mitigate these impacts as part of the Site Protection or Street Occupancy permit approval process, and that City Council direct the Chief Planner and Executive Director to include these comments in their Final Reports to Community Council.

Financial Impact

There will be no financial impact with the adoption of the recommendations in this report.

DECISION HISTORY

At its meeting on February 27, 2014 Planning and Growth Management Committee, when considering the report entitled "Construction Staging Areas – Planning, Public Art, and Accessibility", requested the General Manager, Transportation Services, in consultation with appropriate staff, to consult with Building Industry and Land Development Association (BILD) before the City Council meeting on April 1, 2014, and if necessary, to submit a report directly to City Council which would address the issues raised in its communication of February 25, 2014 and in its public presentation to the Committee. (PG31.5)

ISSUE BACKGROUND

Representatives of the Building Industry and Land Development Association (BILD) have expressed concern with the proposal to include comments on the anticipated overall impacts that construction of a proposed development may have on the adjacent roadways in the Final Report to Community Council. Their concern is that the incorporation of such comments may lead to development applications being refused on the basis of a temporary construction staging area plan, rather than on the merits of a development proposal which is intended to be permanent. They have requested to work in collaboration with staff on measures to achieve the overall objective of protecting the public right of way.

Staff of Transportation Services and Planning met with representatives of BILD on March 17, 2014.

COMMENTS

The proposal from staff of Transportation Services was to include comments on the anticipated impacts that construction of a proposed development may have on the adjacent roadways in the Final Report on zoning amendments from Planning to Community Council. The intent of this proposal was for Transportation Services staff to provide preliminary comments on whether or not there would be impacts to public roadways and, if necessary, to require the applicant to provide a construction management plan and identify measures to mitigate the impacts prior to issuance of any permits to occupy the roadway. These preliminary comments and the requirement for a construction management plan would not be a condition to achieving zoning approval.

A construction management plan normally contains details about construction phasing and timing, work zone setup, road and sidewalk occupancy, material storage, construction vehicle accesses, construction vehicle and employee parking, noise

abatement measures, etc. It may also include the identification of mitigating measures to reduce the impact of this construction on the community and on the public roadways. Staff of Transportation Services and Planning concur with BILD representatives that it is neither feasible, nor practical, to provide a construction management plan for consideration with a zoning amendment application.

When considering an application for zoning amendment, staff would review the nature of the roadways adjacent to the property under consideration. Staff would also consider setback requirements, the approximate size of the development and whether the proposal was to cover the entire property. From this information it can be determined whether there is likely to be any impacts to the adjacent roadways during the construction. For example, if the property only has frontage on an arterial roadway with narrow boulevards, and the proposal is to excavate the entire property for an underground garage and a multiple storey building with no setback, it will be necessary to provide an area within the public right of way for a pedestrian walkway and for staging of construction vehicles delivering materials to the site. This would then result in impacts to the operation of the arterial roadway, possibly for an extended period of time.

Early identification of these potential impacts will then allow for the development of a construction management plan to avoid impacting the roadway if possible, minimize the impacts to the roadway, or allow for implementation of measures to manage the impacts to the public both in the immediate area and on the surrounding road network.

Sample wording for the comments that would be provided is as follows:

City Planning is advised that construction activity associated with this project will likely impact the adjacent public rights-of-way (option to name streets). These impacts may include, among other things, the location of construction staging areas and covered public walkways within public roads, which may necessitate the temporary closure of one or more traffic lanes for an extended period of time. In conjunction with the permit approval process, the proponent will be required to submit an acceptable Construction Management Plan in order to minimize construction related impacts on public rights-of-way.

This type of comment is often provided to City Planning by Transportation Services staff at the time of a zoning approval application, although not consistently, and they are not always included in the Final Report submitted by City Planning to Community Council. The recommendation would ensure that this type of comment is included in the report to Community Council, and thus provide some preliminary information on the potential impacts of the construction of the development.

An amended recommendation has been provided to clarify the extent of comments to be provided by Transportation Services staff and the intended timing for submission of a construction management plan. Representatives of BILD were satisfied with this clarification. Staff will continue to consult with BILD when developing further measures to mitigate the impacts of construction staging areas.

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SIGNATURE

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