

Construction Staging Area Time Extension – Forest Hill Road (200 St. Clair Avenue West)

Date: June 24, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

Accel Construction Management Incorporated is constructing a 12-storey residential condominium building at 200 St. Clair Avenue West. The east sidewalk on Forest Hill Road abutting the site is currently closed for construction staging operations. Toronto and East York Committee Council, at its meeting on July 4, 2018, approved the subject construction staging area on Forest Hill Road from June 13, 2018 to July 31, 2020.

The developer has requested an extension of the duration of the construction staging area on Forest Hill Road, as the site has experienced a number of construction delays due to equipment malfunction and shortage of sub-contractors during the formwork phase.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Forest Hill Road for an additional eight months (i.e. from August 1, 2020 to March 31, 2021), in order to complete the construction of the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the east sidewalk on Forest Hill Road, between St. Clair Avenue West and a point 40.5 metres north, from August 1, 2020 to March 31, 2021.

2. Toronto and East 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.

3. Toronto and East 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.

4. Toronto and East York Community Council direct that Forest Hill Road be returned to its pre-construction conditions when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Accel Construction Management Incorporated 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 Forest Hill Road these fees will be approximately \$21,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on July 4, 2018, adopted amended Item TE34.105 entitled "Construction Staging Area - Forest Hill Road - 200 St. Clair Avenue West" and, in so doing, authorized closure of the east sidewalk on Forest Hill Road, between St. Clair Avenue West and a point 40.5 metres north, from June 13, 2018 to July 31, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.105>

COMMENTS

Development Proposal

A 12-storey residential condominium building is being constructed by Accel Construction Management Incorporated at 200 St. Clair Avenue West. The site is bounded by an existing two-storey residential dwelling (15 Forest Hill Road) to the north, Glenn Gould Park to the east, St. Clair Avenue West to the south and Forest Hill Road to the west.

The development in its completed form will consist of 40 residential dwelling units and a two-level underground parking garage. Permanent vehicular access to the development will be provided from Forest Hill Road.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the pouring floor. Additional major construction activities and associated timelines for the development are as follows:

- Tower Crane removal in Q3 2020;
- Streetscaping of St. Clair Avenue West and Forest Hill Road in Q4 2020; and
- Interior work and finishing until April 30, 2021.

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, the subject construction staging area on Forest Hill Road is essential to complete construction of the development.

Construction Staging Area

Construction staging operations on Forest Hill Road take place within the existing sidewalk abutting the site. The enclosure is utilized to accommodate construction material storage, a man and material hoist and worker facilities. The closure of the sidewalk restricts pedestrian movements along the east side of Forest Hill Road, between St. Clair Avenue West and a point 40.5 metres north. Appropriate advance signage is positioned at strategic locations to clearly inform pedestrians in the area. With the existing construction staging area in place, two-way traffic operation has been maintained on Forest Hill Road.

Construction staging operations on St. Clair Avenue West take place within the existing boulevard allowance on the north side of the roadway. Pedestrian operations are maintained within a 1.5 metre wide covered walkway. Traffic operations on St. Clair Avenue West remain unchanged.

Time Extension

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- Equipment breakdown or malfunction; and
- Shortage of sub-trade contractors during the formwork phase, resulting in several months of delay.

In view of the above, a time extension of the existing construction staging area on Forest Hill Road is being requested for a period of eight months (i.e. from August 1, 2020 to March 31, 2021).

Finally, a review of the City's Major Capital Works Program for years 2020-2021, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Forest Hill Road is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Accel Construction Management Incorporated has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

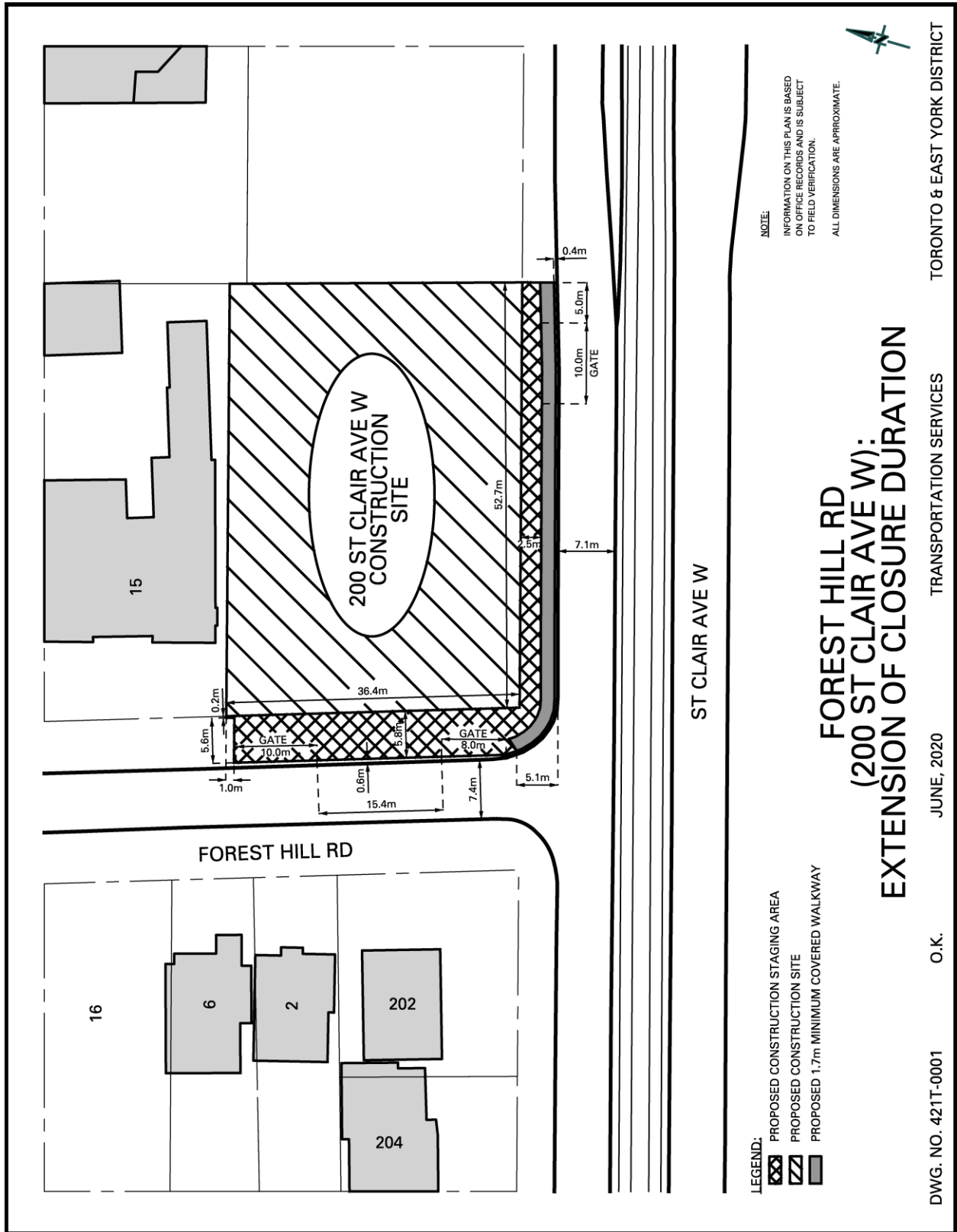
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SIGNATURE

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ATTACHMENTS

Drawing No. 421T-0001 dated June, 2020



Construction Staging Area - Forest Hill Road