

## **Construction Staging Area – 1236 Birchmount Road**

**Date:** August 23, 2021  
**To:** Scarborough Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 21, Scarborough Centre

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Birchmount Road, City Council approval of this report is required.

Birchmount Green Inc. has retained Chamberlain Construction Services to construct a 15-storey, 220 unit combined residential and ground floor commercial building at 1236 Birchmount Road. The site is located on the west side of Birchmount Road between Lawrence Avenue and Modern Road.

Transportation Services is requesting approval to close the west sidewalk and a portion of the west side southbound curb lane on Birchmount Road for a period of 6 months (i.e. October 1, 2021 to March 1, 2022) to accommodate a construction staging area.

Pedestrian operations on the west side of Birchmount Road will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Birchmount Road will result in the loss of one southbound traffic lane. There will still be one 3.8 metre-wide southbound lane for traffic and there will be no impact on the two northbound lanes for traffic.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the west sidewalk and a 3.3 metre wide portion of the southbound curb lane on Birchmount Road, between a point 77 metres south of Lawrence Avenue East and a point 41 metres further south, from October 1, 2021 to March 1, 2022.

2. City Council rescind the existing parking prohibition in effect at all times on the west side of Birchmount Road, between a point 77 metres south of Lawrence Avenue East and a point 41 metres further south.
3. City Council prohibit stopping at all times on the west side of Birchmount Road, between a point 77 metres south of Lawrence Avenue East and a point 41 metres further south.
4. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
5. City 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. City 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. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. City 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. City 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. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. City 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. City 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. City Council direct that Birchmount Road be returned to its pre-construction traffic and parking regulations when the project is complete.

## FINANCIAL IMPACT

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There is no financial impact to the City. Birchmount Green Inc. 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 Birchmount Road, these fees will be approximately \$83,215.22.

## DECISION HISTORY

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City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018 adopted Item MM44.62 entitled "1236 Birchmount Road and 2155 Lawrence Avenue East - Request for Authority to Enter Into and Release Section 37 Agreements".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM44.62>

## COMMENTS

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### The Development and Timeline

Birchmount Green Inc. is constructing a 15-storey combined residential and ground floor commercial building with 220 units and one-level of underground parking for 92 vehicles at 1236 Birchmount Road. Permanent access will be from Birchmount Road.

The site is bounded by a mixed use building (2145-2155 Lawrence Avenue East) to the north, commercial properties to the west, institutional use to the south and Birchmount Road to the east.

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 will be excavated lot line to lot line on all four sides to a maximum depth of 5.5 metres. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site.

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

- Excavation and shoring: from July 2021 to November 2021;
- Below grade formwork: from October 2021 to December 2021;
- Above grade formwork: from November 2021 to April 2022;
- Building envelope phase: from March 2022 to February 2023; and
- Interior finishes stage: from May 2022 to February 2023.

## Existing Conditions

Birchmount Road is characterized by the following conditions:

- It is a 4-lane, north-south major arterial roadway.
- It operates as a two-way roadway on a pavement width of approximately 14.8 metres.
- The posted regulatory speed limit is 50 km/h.
- There is TTC service provided by the 17 bus route.
- There are sidewalks located on both sides of the street.

The parking regulations on Birchmount Road, within the subject section are as follows:

### **East side**

- No parking anytime

### **West side**

- No parking anytime

## Proposed Construction Staging Area

Construction staging operations on Birchmount Road will take place within the existing boulevard allowance and the southbound curb lane on the west side of Birchmount Road, abutting the site. The west sidewalk and a 3.3 metre wide portion of the southbound lane on Birchmount Road, between a point 77 metres south of Lawrence Avenue East and a point 41 metres further south, will be closed to accommodate construction staging operations for the development.

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

Pedestrian operations on the west side of Birchmount Road will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane on the west side of Birchmount Road. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Birchmount Road, between a point 77 metres south of Lawrence Avenue East and a point 41 metres further south. The existing parking regulations on the east side of the street will remain in effect.

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 Birchmount Road is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Birchmount Green Inc., 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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Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, [Craig.Cripps@toronto.ca](mailto:Craig.Cripps@toronto.ca)

## **SIGNATURE**

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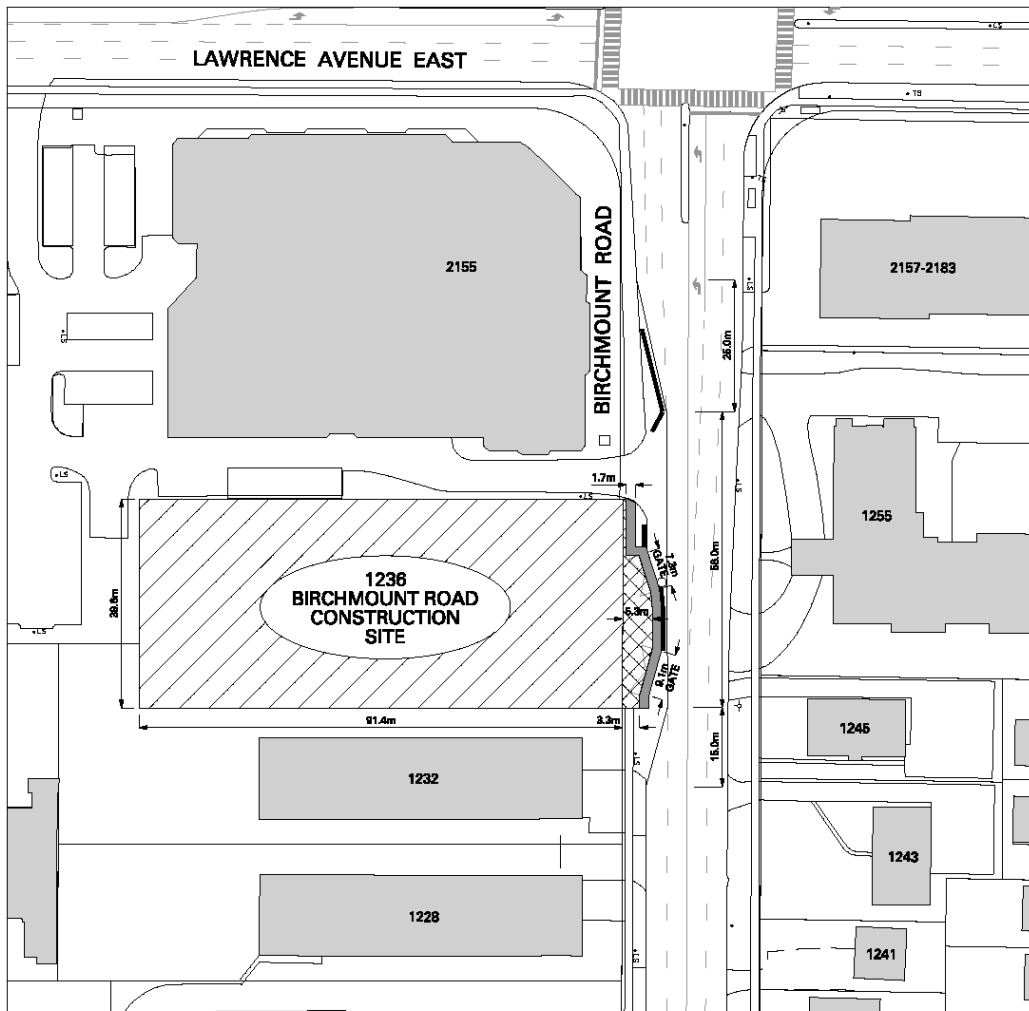
Roger Browne, M.A.Sc., P. Eng.  
Acting Director, Traffic Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 1236 Birchmount Road

# Attachment 1: Proposed Construction Staging Area - 1236 Birchmount Road



**LEGEND:**

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ EXISTING CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- ▬ PROPOSED 1.7m MINIMUM COVERED WALKWAY
- - - PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

**NOTE:**

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

## 1236 BIRCHMOUNT ROAD : PROPOSED CONSTRUCTION STAGING AREA



FILE NO. 421T - 0189

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : JULY 2021