

Construction Staging Area - 202-208 St. Clair Avenue West and 2-6 Forest Hill Road

Date: April 22, 2021
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.

Two Forest Hill Limited Partnership is constructing a nine-storey residential development with 94 units and two levels of underground parking, at 202-208 St. Clair Avenue West and 2-6 Forest Hill Road. The site is located on the northwest corner of St. Clair Avenue West and Forest Hill Road.

Transportation Services is requesting authorization to close the west sidewalk on Forest Hill Road, between St. Clair Avenue West and a point 48 metres north, for a period of 34 months (i.e., June 18, 2021 to March 31, 2024) to accommodate a construction staging area.

Pedestrian movements on the west side of Forest Hill Road abutting the site will be restricted. A temporary pedestrian walkway along the closed portion of the west sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and two-way traffic operations on Forest Hill Road.

Pedestrian operations on the north side of St. Clair Avenue West abutting the site will be maintained in a 1.5-metre-wide covered and protected walkway within the existing sidewalk.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk on Forest Hill Road, between St. Clair Avenue West and a point 48 metres north, from June 18, 2021 to March 31, 2024.

2. Toronto and East York Community Council amend the existing parking prohibition in effect at all times on the west side of Forest Hill Road, between a point 41.1 metres north of Lonsdale Road and St. Clair Avenue West to be in effect between a point 41.1 metres north of Lonsdale Road and a point 48 metres north of St. Clair Avenue West.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Forest Hill Road, between St. Clair Avenue West and a point 48 metres north.
4. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. Toronto and East 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.
7. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic 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. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. Toronto and East 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.
12. Toronto and East 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.

13. Toronto and East York Community Council direct that Forest Hill Road be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Two Forest Hill Limited Partnership 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 \$105,000.

DECISION HISTORY

City Council, at its meeting on May 28, 2020, adopted Item TE14.7 entitled "202-208 St. Clair Avenue West and 2-6 Forest Hill Road - Zoning Amendment and Rental Housing Demolition Applications - Final Report" which amended Zoning By-laws 438-86 and 569-2013, for the lands municipally known as 202-208 St. Clair Avenue West and 2-6 Forest Hill Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.7>

COMMENTS

The Development and Timeline

A nine-storey residential building is being constructed by Two Forest Hill Limited Partnership at 202-208 St. Clair Avenue West and 2-6 Forest Hill Road. The site is bounded by a two-story residential building (16 Forest Hill Road) to the north, Forest Hill Road to the east, St. Clair Avenue West to the south and a four-story medical building to the west. The development, in its completed form, will consist of 94 dwelling units, two-level underground parking garage for approximately 104 vehicles and one loading door. Permanent vehicle access will be from Forest Hill Road.

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 depth of approximately 10 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.

Major construction activities and associated timelines for the development are described below:

Construction Staging Area - 2 Forest Hill Road

- Demolition: January 2021 to June 2021;
- Excavation and shoring: June 2021 to January 2022;
- Below grade formwork: January 2022 to July 2022;
- Above grade formwork: July 2022 to February 2023; and
- Building envelope and finishes: February 2023 to March 2024;

A construction staging area will be set up within the road right-of-way on the west side of Forest Hill Road abutting the site for a period of 34 months.

Existing Conditions

Forest Hill Road is characterized by the following conditions:

- It is a two-way, north-south local roadway with a pavement width of approximately 7 metres.
- The posted speed limit is 30 km/h.
- There is no TTC service on Forest Hill Road
- There are sidewalks located on both sides of the street.

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

East side

- No parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, between St. Clair Avenue West and Health Street West
- No stopping from 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public Holidays, between St. Clair Avenue West and a point 91.4 metres north

West side

- No parking anytime between St. Clair Avenue west and a point 41.1 metres north of Lonsdale Road

Proposed Construction Staging Area

Construction staging operations on Forest Hill Road will take place within the existing boulevard allowance fronting the site. Subject to approval, the west sidewalk on Forest Hill Road will be closed, between St. Clair Avenue West and a point 48 metres north, from June 18, 2021 to March 31, 2024. The existing traffic lanes on Forest Hill Road will be maintained in their current configuration.

Pedestrian movements on the west side of Forest Hill Road, abutting the site, will be restricted and pedestrians will be directed to the east-side sidewalk of Forest Hill Road. As a result, pedestrians will be advised of this temporary sidewalk closure, by appropriate advanced warning signage.

Pedestrians on the north side of St. Clair Avenue West abutting the site will be accommodated within a 1.5 metre-wide covered and protected walkway within the existing sidewalk.

Construction Staging Area - 2 Forest Hill Road

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the west side of Forest Hill Road, between St. Clair Avenue West and a point 48 metres north. In addition, some deliveries cannot be accommodated within the proposed construction staging area on Forest Hill Road and will require to offload from St. Clair Avenue West, using daily street occupation permits during the off-peak period (9:00 a.m. to 4:00 p.m., Monday to Friday).

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

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane, person and material construction hoist and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that local road resurfacing is currently scheduled for 2025. Since the construction staging area is scheduled to be removed in March 2024, the proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Two Forest Hill Limited Partnership 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

Roger Browne, M.A.Sc., P. Eng.
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ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2 Forest Hill Road

Construction Staging Area - 2 Forest Hill Road

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