

Construction Staging Area – 2380-2382 Kingston Road

Date: May 10, 2022
To: Scarborough Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 20, Scarborough Southwest

SUMMARY

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

2380 Kingston Road Limited is constructing a six-storey mixed-use rental apartment building with 39 units and ground floor commercial space at 2380-2382 Kingston Road. The site is located on the north side of Kingston Road between Sandown Avenue and Sharpe Street.

Transportation Services is requesting approval to close the north sidewalk and parking pad, and a portion of the north side westbound curb lane on Kingston Road for a period of six months, from June 16, 2022 to December 16, 2022 to facilitate construction staging operations. Pedestrian operations on the north side of Kingston Road will be maintained in a 2.0 metre-wide covered and protected walkway within the closed portion of the existing lane. Two westbound traffic lanes will be maintained on Kingston Road.

At the time that this report was prepared, a decision was pending from City Council on the parking regulation change proposed by Scarborough Community Council on April 25, 2022, to establish new on-street paid parking on the north side of Kingston Road between Midland Avenue and Claremore Avenue. If both the parking regulation change and the construction staging for 2380-2382 Kingston Road are approved by City Council, then the City's Work Zone Construction Coordination Unit will coordinate with Toronto Parking Authority to delay the installation of the parking machines in the vicinity of the development until after construction staging is removed.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk and parking pad, and a 2.7 metre-wide portion of the north side westbound curb lane on Kingston Road, between a Construction Staging Area - 2380-2382 Kingston Road

point 95.5 metres west of Sandown Avenue and a point 34.9 metres further west and provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from June 16, 2022 to December 16, 2022.

2. City Council amend the existing designated accessible loading zone in effect at all times on the west side of Kingston Road, between a point 98 metres south of Sandown Avenue and a point 7 metres further south, to be in effect between a point 61 metres south of Sandown Avenue and a point 7 metres further south.

3. Subject to approval by City Council (at its meeting on May 11 and 12, 2022) of Item SC31.20 entitled "Pay-and-Display Parking - Kingston Road", City Council rescind the parking machine regulation in effect from 9:00 a.m. to 9:00 p.m., Monday to Friday, from 8:00 a.m. to 9:00 p.m. Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$2.00 per hour and for a maximum period of three hours on the north side of Kingston Road, between a point 95.5 metres west of Sandown Avenue and a point 34.9 metres further west and between a point 61 metres west of Sandown Avenue and a point 7 metres further west.

4. City Council prohibit stopping at all times on the north side of Kingston Road, between a point 95.5 metres west of Sandown Avenue and a point 34.9 metres further west.

5. City Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.

6. City Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.

7. 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.

8. 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.

9. City Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

10. 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.

11. 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 Construction Staging Area - 2380-2382 Kingston Road

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.

12. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

13. 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.

14. 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.

15. City Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

16. City Council direct that Kingston Road be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 2380 Kingston Road Limited 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 Kingston Road, these fees will be approximately \$50,000.00.

DECISION HISTORY

City Council, at its meeting on December 15, 16 and 17, 2021, adopted Item SC28.1, entitled "Final Report - 2446A, 2448 to 2450 Kingston Road - Rental Housing Demolition Application" and in so doing, allowed the demolition of ten rental dwelling units on Kingston Road, subject to the owner providing and maintaining ten replacement rental dwelling units on the lands at 2380 to 2382 Kingston Road for a period of at least 20 years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.SC28.1>

The Committee of Adjustment, at its meeting on November 10, 2021, approved Minor Variance File Number A0236/21SC.

COMMENTS

The Development and Timeline

2380 Kingston Road Limited is constructing a six-storey mixed-use rental apartment building with 39 units, ground floor commercial space and 11 at-grade vehicle parking spaces at 2380-2382 Kingston Road. Permanent vehicle access will be from Sandown Lane. The site is located on the north side of Kingston Road between Sandown Avenue and Sharpe Street. The site is bounded by Sandown Lane to the north, two-storey mixed use with ground-floor commercial to the east and west, and Kingston Road to the south.

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, excavation will only be of a partial interior section to a depth of 3.0 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:

- Below grade Formwork: from June 2022 to July 2022
- Above grade Formwork: from July 2022 to September 2022
- Building Envelope Phase: from July 2022 to September 2022
- Interior Finishes Stage: from September to January 2023

Existing Conditions

Kingston Road is characterized by the following conditions:

- It is a six-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 27.2 metres (excluding north side parking pad, but including centre median)
- The speed limit is 50 km/h
- TTC service is provided by the 12 bus route
- There are sidewalks located on both sides of the street
- There is a shopping plaza on the south side of the street

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

North side

- There is an on-street accessible loading zone on the west (north) side of Kingston Road, from between a point 98 metres south (west) of Sandown Avenue and a point 7 metres further south (west)
- Unsigned statutory three-hour maximum parking limit is in effect during all times

South side

- No parking from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays
- Unsigned statutory three-hour maximum parking is in effect at all other times

Proposed Construction Staging Area

Subject to approval, the north sidewalk and parking pad, and a 2.7 metre-wide portion of the north side westbound curb lane on Kingston Road, between a point 95.5 metres west of Sandown Avenue and a point 34.9 metres further west, will be closed to allow for construction staging operations. Pedestrian operations on the north side of Kingston Road will be maintained in a 2.0 metre-wide covered and protected walkway within the closed portion of the existing lane. TTC service will not be affected.

To address safety issues during construction staging, the developer has consulted with the Ward Councillor and obtained support to relocate the existing on-street accessible loading zone on the west (north) side of Kingston Road, approximately 37 metres north (east) of the existing location on Kingston Road. In addition, as a condition of the permit, the developer must ensure that parking access for the property at 2378 Kingston Road is not obstructed.

At the time that this report was prepared, a decision was pending from City Council on the parking regulation change proposed by Scarborough Community Council on April 25, 2022, to establish new on-street paid parking on the north side of Kingston Road between Midland Avenue and Claremore Avenue. If both the parking regulation change and the construction staging for 2380-2382 Kingston Road are approved by City Council, then the City's Work Zone Construction Coordination Unit will coordinate with Toronto Parking Authority to delay the installation of the parking machines in the vicinity of the development until after construction staging is removed.

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

A review of the City's Five-Year Major Capital Works Program indicates that on-street bikeway paving marking work is planned in 2023-2024 on Kingston Road. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified after December 16, 2022 to accommodate the City's planned activities. Failure of the developer to remove the staging area by December 16, 2022 may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that 2380 Kingston Road Limited, 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Kingston Road for periods of less than 30 consecutive days over the six-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

CONTACT

Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2380-2382 Kingston Road

Attachment 1: Proposed Construction Staging Area - 2380-2382 Kingston Rd.

