

Construction Staging Area Time Extension – 4569 Kingston Road

Date: June 8, 2023
To: Scarborough Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 25, Scarborough-Rouge Park

SUMMARY

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

4569 Kingston Road Developments Limited Partnership is constructing an 11-storey residential apartment building at 4569 Kingston Road. The site is located on the south side of Kingston Road between Collingsgrove Road and Eli Shackleton Court. The south sidewalk and the eastbound lane on Kingston Road, between a point 19.9 metres east of Collingsgrove Road and a point 60.9 metres further east, is currently closed to accommodate construction staging operations for the development.

At its meeting on July 19, 2022, City Council approved the subject construction staging area from August 1, 2022 to August 1, 2023. The developer has requested an extension of the duration of the construction staging area on Kingston Road due to delays in obtaining site plan approval.

Transportation Services is requesting authorization to extend the duration of the construction staging area from August 2, 2023 to September 30, 2024 to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the south sidewalk and the eastbound curb lane on Kingston Road, between a point 19.9 metres east of Collingsgrove Road and a point 60.9 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from August 2, 2023 to September 30, 2024.

2. City Council direct the applicant to continue 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.
3. City Council direct the applicant to continue to construct (as per the City's engineer approved specifications) and maintain a fully covered, protected and unobstructed walkway, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
4. City Council direct the applicant to continue 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.
5. City Council direct the applicant to continue 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.
6. City Council direct the applicant to continue 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.
7. City Council direct the applicant to continue 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.
8. City Council direct the applicant to continue 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.
9. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. City Council direct the applicant to continue 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.
11. City Council direct the applicant to continue 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.
12. City Council direct the applicant, in consultation with Transportation Services, to continue to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

13. 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. 4569 Kingston Road Developments 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 Kingston Road these fees will be approximately \$170,000.00.

DECISION HISTORY

At its meeting on July 19, 2022, City Council adopted item 2022.SC33.48, entitled "Construction Staging Area - 4569 Kingston Road" and in so doing, authorized the closure of the south sidewalk and the eastbound curb lane on Kingston Road, between a point 19.9 metres east of Collingsgrove Road and a point 60.9 metres further east.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.SC33.48>

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted Item SC32.7 entitled "4569 Kingston Road - Zoning Amendment Application - Final Report" and in so doing, amended Zoning By-law No. 10327 for the lands municipally known as 4569 Kingston Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC32.7>

COMMENTS

Status of the Development

4569 Kingston Road Developments Limited Partnership is constructing an 11-storey residential apartment building with 104 units at 4569 Kingston Road, with three-levels of underground parking for 101 parking spaces. The site is bounded by Kingston Road to the north, a commercial property to the west, and residential properties to the east and south.

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

- Below grade formwork: from March 2023 to August 2023;
- Above grade formwork: from September 2023 to March 2024;
- Building envelope phase: from March 2024 to September 2024; and
- Interior finishes stage: from December 2023 to May 2024.

The developer has requested an extension of the duration of the construction staging area on Kingston Road due to delays in obtaining site plan approval.

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. Continued occupancy of the construction staging areas until September 30, 2024 is therefore essential to complete the development.

Construction Staging Area

Construction staging operations on Kingston Road is taking place within the existing boulevard allowance and the eastbound curb lane on the south side of Kingston Road, abutting the site. The south sidewalk and the eastbound lane on Kingston Road, between a point 19.9 metres east of Collingsgrove Road and a point 60.9 metres further east, is closed to accommodate construction staging operations for the development. As a condition of the permit, the developer ensured that parking access for the property at 4557 Kingston Road is not obstructed.

Pedestrian operations on the south side of Kingston Road is maintained in a 1.8 metre-wide covered and protected walkway within the closed portion of the existing lane on the south side of Kingston Road. No TTC stops in the area required re-location. To enhance traffic flow around the construction staging area, stopping was prohibited at all times on the south side of Kingston Road, between 19.9 metres east of Collingsgrove Road and a point 60.9 metres further east.

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

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

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

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 4569 Kingston Road

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