

Construction Staging Area – 1625 Military Trail

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

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Highland Trail Limited Partnership is constructing two 8-storey residential condominium buildings at 1625 Military Trail. The site is located on the south side of Military Trail, between Old Kingston Road and Kingston Road.

Transportation Services is requesting approval to temporarily close the south sidewalk and portion of the eastbound curb lane on Military Trail, for a period of 31 months from June 30, 2023 to January 31, 2026, to facilitate construction staging operations. Pedestrian movements will be maintained on the south side of Military Trail within a covered and protected walkway.

RECOMMENDATIONS

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

1. Scarborough Community Council authorize the closure of the south side sidewalk and a 5.4 metre wide portion of the eastbound curb lane on Military Trail, between a point 52.3 metres east of Old Kingston Road and a point 179.2 metres further east, and provision of a temporary pedestrian walkway within the closed portion of Military Trail, from June 30, 2023 to January 31, 2026.
2. Scarborough Community Council rescind the existing parking prohibition in effect at all times on the south side of Military Trail, between a point 52.3 metres east of Old Kingston Road and Kingston Road.

3. Scarborough Community Council prohibit stopping at all times on the south side of Military Trail, between a point 52.3 metres east of Old Kingston Road and Kingston Road.
4. Scarborough Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
5. Scarborough Community Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
6. Scarborough Community 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.
7. Scarborough 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.
8. Scarborough Community 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.
9. Scarborough Community 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.
10. Scarborough Community 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.
11. Scarborough Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. Scarborough 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.
13. Scarborough 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.

14. Toronto and East York Community 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.

15. Scarborough Community Council direct that Military Trail 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. Highland Trail 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 Military Trail, these fees will be approximately \$973,000.00.

DECISION HISTORY

City Council, at its meeting on November 9, 2021, adopted Item SC27.2 entitled "Final Report - 1625 Military Trail and 6000 Kingston Road - Official Plan Amendment and Zoning By-law Amendment Applications".

<https://secure.toronto.ca/council/agenda-item.do?item=2021.SC27.2>

COMMENTS

The Development and Timeline

Highland Trail Limited Partnership is constructing two 8-storey residential condominium buildings, with three levels of below-grade parking, at 1625 Military Trail. Building A has a total of 263 units with 250 parking spaces for cars. Building B has a total of 276 units with 264 parking spaces for cars. 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 10 metres. The site is located on the south side of Military Trail, between Old Kingston Road and Kingston Road. All permanent access will be from Military Trail to a new private laneway and traffic loop to a ramp down under and towards Building B, to access below-grade parking levels. The site is bounded by a Military Trail to the north, Kingston Road to the east, a place of worship to the west, and a Toronto and Region Conservation Authority Ravine (Highland Creek) 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. Various options were explored by the developer to set up construction staging operations for the development. 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: February 2023 to June 2023;
- Below grade formwork: from June 2023 to January 2024;
- Above grade formwork: from January 2024 to March 2025;
- Building envelope phase: from February 2025 to June 2025; and
- Interior finishes stage: from May 2025 to January 2026.

Existing Conditions

Military Trail is characterized by the following conditions:

- It is a two-lane, east-west collector roadway
- It operates two-way traffic, on a pavement width of approximately 12.5 metres
- The speed limit is 50 km/h
- There is no TTC service provided on this section of Military Trail
- There is a sidewalk on the south side of Military Trail

The parking regulations on Military Trail, within the subject section are as follows:

North side

- No parking anytime

South side

- No parking anytime

Proposed Construction Staging Area

Subject to approval, from June 30, 2023 to January 31, 2026, the south sidewalk and a 5.4 metre wide portion of the eastbound curb lane will be closed on Military Trail, between a point 52.3 metres east of Old Kingston Road a point 179.2 metres further east, to facilitate construction staging operations. Pedestrian operations will be maintained in a 2.1 metre wide covered and protected walkway in the closed portion of the eastbound curb lane on Military Trail. The existing number of traffic lanes on Military Trail will be maintained and both eastbound and westbound lanes will be reduced from approximately 6.2 metres to 3.5 metres wide. Parking is prohibited at all times on both sides of Military Trail, as such the proposed staging area will not cause the loss of on-street parking. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Military Trail, between a point 52.5 metres east of Old Kingston Road and Kingston Road.

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 gasmain reinforcement work is planned in 2024 by Enbridge Distribution Inc, and new sidewalk installation work is planned in 2026 on Military Trail in the vicinity of the construction staging area. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the planned activities, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary

assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Highland Trail Limited Partnership, 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 Military Trail for periods of less than 30 consecutive days over the 31-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

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1625 Military Trail

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