

Construction Staging Area Time Extension – 1161 Kingston Road

Date: September 16, 2024
To: Scarborough Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 20, Scarborough Southwest

SUMMARY

As Kingston Road is classified as a major arterial roadway, City Council approval of this report is required.

Windmill Developments is constructing an 8-storey mixed-use building at 1161 Kingston Road. The site is located on the southeast corner of Kingston Road and Courcelette Road. The eastbound curb lane on Kingston Road and a portion of the northbound curb lane and east sidewalk on Courcelette Road are currently closed for construction staging operations.

City Council, at its meeting on July 24 and 25, 2024, authorized the subject construction staging areas, from June 27, 2024, to September 15, 2024. The developer originally requested the subject construction staging areas for a period of 11 months, ending on June 30, 2025. However, at the time of the report, the developer had planned to modify the construction staging area, as well as implement signal timing changes to address safety concerns and traffic congestion. Consequently, City Council only authorized the construction staging area for a two month period and directed Transportation Services to report back on the effectiveness of the aforementioned measures.

Based on further review, the additional traffic mitigation measures are satisfactory. As such, Transportation Services is requesting authorization to extend the duration of the construction staging areas on Kingston Road and Courcelette Road for a period of seven and nine months, respectively.

RECOMMENDATIONS

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

1. City Council authorize the closure of the south side sidewalk and eastbound curb lane on Kingston Road, between Courcelette Road and a point 50.0 metres east, and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from October 15, 2024, to April 30, 2025, inclusive.
2. City Council authorize the closure of the east sidewalk and a 2.4-metre-wide portion of the northbound curb lane on Courcelette Road, between Kingston Road and a point 31.5 metres south, and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from October 15, 2024, to June 30, 2025, inclusive.
3. 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.
4. City Council direct the applicant to continue to 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).
5. 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.
6. 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.
7. City Council direct the applicant to continue to maintain the appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. 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.
9. 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.
10. City Council direct the applicant to continue to maintain cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. 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.

12. City Council direct the applicant to continue to 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 Kingston Road and Courcelette Road be returned to their pre-construction traffic and parking regulations when the project is complete.

14. City Council direct the applicant to 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, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

FINANCIAL IMPACT

There is no financial impact to the City. Windmill Developments 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 and Courcelette Road, these fees will be approximately \$99,000.00.

DECISION HISTORY

City Council, at its meeting on July 24 and 25, 2024 adopted Item - 2024.SC15.15, entitled "1161 Kingston Road - Construction Staging Area" and, in so doing, authorized the closure of the south sidewalk and the eastbound curb lane on Kingston Road a closure of the east sidewalk and a portion of the northbound curb lane on Courcelette Road, from June 27, 2024 to September 15, 2024, inclusive.

City Council, at its meeting on February 2, 2022, adopted the recommendations of a Request for City Solicitor to Attend at the Ontario Land Tribunal - by Councillor Gary Crawford, seconded by Councillor Jennifer McKelvie (Item MM39.27).

[Agenda Item History - 2022.MM39.27 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Windmill Developments is constructing an 8-storey mixed-use condominium building with 57 residential units, ground floor retail space, and two levels of underground parking for 34 parking spaces at 1161 Kingston Road. Permanent parking access will be from Courcelette Road.

The site is bounded by Kingston Road to the north, an apartment building to the east, a single family residential property to the south, and Courcelette Road to the west.

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

- Excavation and shoring: from November 2023 to February 2024 (completed);
- Below grade formwork: from January 2024 to June 2024 (completed);
- Above grade formwork: from June 2024 to November 2024;
- Building envelope phase: from August 2024 to June 2025; and
- Interior finishes stage: from December 2024 to October 2025.

Construction Staging Areas

Currently, the eastbound curb lane and sidewalk fronting the site is closed for construction staging operations. Pedestrians are redirected into a 2.1 metre walkway within a covered and protected walkway. By way of background, Transportation Services received multiple sight line concerns due to the covered and protected walkway. An on-site investigation determined that covered walkway obstructs the view of northbound left-turn motorists on Courcelette Road and Kingston Road. At the time of this report, the developer modified the covered walkway, which has improved the sight lines for northbound left-turn motorists, as well as pedestrians travelling through the covered walkway.

Intersection Capacity Analysis

Based on the previous staff report, staff analyzed the future (during construction) conditions, and concluded that the eastbound through traffic movements are expected to operate with an average delay of 26 seconds and 95th percentile queue length of 130 metres during the afternoon peak hours. The projected queue is expected to block the northbound turning movements on Kingston Road and Courcelette Road. With the eastbound lane closure in place, the additional delay is 14 seconds, however, the eastbound traffic movements are expected clear in one cycle.

Notwithstanding, the signal timings at the intersection of Kingston Road and Fallingbrook Road has been modified to provide more time for traffic travelling in the eastbound direction.

Following the signal timing modifications, site observations were conducted to assess effectiveness of the changes. Based on observations during the afternoon peak period, vehicle queues extended west of Courcelette Road, however, the majority of eastbound vehicles queuing on Kingston Road at Fallingbrook Road cleared the intersection in one cycle. In other words, the signal modification has reduced the eastbound queues and delays. As such, no further signal timing adjustments are recommended at this time. Staff will continue to monitor the intersection and address any congestion issues.

In summary, the modified scaffolding has improved the sight lines for northbound left-turning vehicles on Courcelette Road at Kingston Road; and the signal timing adjustments at the intersection of Kingston Road and Fallingbrook Road is operating acceptably. Therefore, Transportation Services is requesting authorization to the extend the duration of the construction staging areas on Kingston Road and Courcelette Road

for a period of seven (October 15, 2024 to April 30, 2025) and nine months (October 15, 2024 to June 30, 2025), respectively.

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

A review of the City's Major Capital Works Program from 2024-2026 indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging areas on Kingston Road and Courcelette Road are not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Windmill Developments 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 and Courcelette Road for periods of less than 30 consecutive days over the seven and nine months, respectively 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: Construction Staging Area - 1161 Kingston Road

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