

Construction Staging Area – 615 Kennedy Road

Date: October 16, 2024

To: Scarborough Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 20, Scarborough Southwest

SUMMARY

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

Times Group Construction Inc. is constructing a 12-storey residential building at 615 Kennedy Road. The site is located on the southeast corner of Kennedy Road and Corvette Avenue.

Transportation Services is requesting authorization to temporarily close a portion of the northbound curb lane on the east side of Kennedy Road and the south sidewalk of Corvette Avenue for a period of 13 months, from November 14, 2024 to November 30, 2025, in order to enable construction of the above mentioned development.

Pedestrians will be redirected into a 2.1 metre covered and protected walkway within the closed portion of the northbound lane and a 1.5 metre covered and protected walkway on the south sidewalk of Corvette Avenue on the east side of Kennedy Road.

RECOMMENDATIONS

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

1. City Council authorize the closure of the northbound curb lane and the east sidewalk on Kennedy Road, between a point 36 metres south of Corvette Avenue and a point 28.5 metres further south, and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from November 14, 2024 to November 30, 2025, inclusive.
2. City Council rescind the existing parking prohibition at all times on the east side of Kennedy Road, between a point 36 metres south of Corvette Avenue and a point 28.5 metres further south.

3. City Council prohibit stopping at all times on the east side of Kennedy Road, between a point 36 metres south of Corvette Avenue and a point 28.5 metres further south.
4. City Council rescind the existing parking prohibition at all times on the south side of Corvette Avenue, between Kennedy Road and a point 49.5 metres east.
5. City Council prohibit stopping at all times on the south side of Corvette Avenue, between Kennedy Road and a point 49.5 metres east.
6. City Council prohibit stopping at all times on the north side of Corvette Avenue, between Kennedy Road and a point 51.5 metres east.
7. 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.
8. City 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).
9. 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.
10. 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.
11. 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.
12. 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.
13. 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 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.
14. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. 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.

16. 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.

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

18. City Council direct that Kennedy Road and Corvette Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

19. 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. Times Group Construction Inc. 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 closure on Kennedy Road these fees will be approximately \$88,000.00.

DECISION HISTORY

City Council, at its meeting on May 28, 2020, adopted Item CC21.19 entitled "599 to 631 Kennedy Road - Official Plan Amendment and Zoning Amendment - Request for Directions".

[Agenda Item History - 2020.CC21.19 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Times Group Construction Inc. is constructing a 12-storey residential building at 615 Kennedy Road. The site is located on the southeast corner of Kennedy Road and Corvette Avenue.

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

- Excavation and shoring: from May 2023 to October 2024;
- Below grade formwork: from October 2024 to June 2025;
- Above grade formwork: from June 2025 to April 2026;
- Building envelope phase: from September 2025 to April 2026; and
- Interior finishes stage: from November 2025 to January 2026.

Existing Conditions

Kennedy Road is characterized by the following conditions:

- It is a two-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 14 metres
- The speed limit is 50 km/h
- TTC service is provided by the Danforth Road 113 bus
- There are sidewalks located on both sides of the street
- Parking is prohibited at all times on both sides of the street

Proposed Construction Staging Area

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 eight metres. The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers the majority of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. The property is further constrained by the adjacent neighbours where there is no opportunity for temporary use of their lands. Furthermore, the rear laneway on the east side of the property will be excavated as part of the development. Given the physical site constraints and the space required to maneuver construction vehicles, occupation of the right-of-way on Kennedy Road will be essential to set up construction staging operations for the development.

Subject to approval, the south sidewalk on Corvette Avenue between Kennedy Road and a point 23.5 metres east, and the northbound curb lane on Kennedy Road, between a point 36 metres south of Corvette Avenue and a point 28.5 metres further south will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a protected 2.1 metre wide covered walkway with the closed portion of the northbound lane. With the construction staging area in place, the lane configuration around the site consists of one northbound lane and two southbound lanes.

Construction staging operations on Corvette Avenue will take place on the south boulevard allowance. Pedestrians will be redirected into a 1.5 metre covered and protected walkway on the south side of Corvette Avenue between Kennedy Road and a point 23.5 metres east.

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

A review of the City's Major Capital Works Program indicates that sewer rehabilitation by Toronto Water is planned in the vicinity of the staging area in 2026. The installation of new underground conduits/cables is planned in the vicinity of the staging area in 2024 and 2025. The developer has been 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 to the planned activities. Failure of the developer to remove the staging areas may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

Intersection Capacity Analysis

Based on a traffic analysis at the intersection of Kennedy Road and Corvette Avenue, the northbound through traffic movements are expected to operate with an average delay of less than 10 seconds and 95th percentile queue length of 55 metres during the morning and afternoon peak hours. Subsequent to the installation of the construction staging area, staff will monitor the intersection for traffic congestion and determine if signal timing changes are required.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Times Group Construction Inc., 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 for periods of less than 30 consecutive days over the 13-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 - 615 Kennedy Road

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