

Construction Staging Area – 899 Queen Street East

Date: April 5, 2017
To: Toronto City Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 30 - Toronto-Danforth

SUMMARY

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

Daniels Leslieville Corporation (Daniels) is constructing a 6-storey mixed use building condominium building at 899 Queen Street East. The site is located on the south side of Queen Street East approximately midway between Logan Avenue and Morse Avenue.

Transportation Services is requesting approval to close the south sidewalk and portion of the eastbound curb lane on Queen Street East for a period of 12 months to enable construction of the above mentioned development. Pedestrians will be accommodated in a protected walkway within the closed portion of the eastbound curb lane.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the south sidewalk and eastbound curb lane on Queen Street East, between Logan Avenue and a point 62.3 metres east, and the provision of a protected pedestrian walkway within the closed portion of the eastbound curb lane, from July 01, 2017 to June 30, 2018.
2. City Council rescind the existing "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", regulation on the south side of Queen Street East between Jarvis Street and Eastern Avenue.
3. City Council enact "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", regulation on the south side of Queen Street East between Jarvis Street and Logan Avenue.
4. City Council enact "No Stopping, Anytime", regulation on the south side of Queen Street East between Logan Avenue and a point 62.3 metres east.

5. City Council enact "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", regulation on the south side of Queen Street East between a point 62.3 metres east of Logan Avenue and Eastern Avenue.
6. City Council rescind "Maximum One-hour Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", regulation on the south side of Queen Street East between a point 32 metres west of Sackville Avenue and a point opposite Jones Avenue.
7. City Council enact "Maximum One-hour Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", regulation on the south side of Queen Street East between a point 32 metres west of Sackville Avenue and Logan Avenue.
8. City Council enact "Maximum One-hour Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", regulation on the south side of Queen Street East between a point 62.3 metres east of Logan Avenue to a point opposite Jones Avenue.
9. City Council rescind "Pay & Display Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", regulation on the south side of Queen Street East between McGee Street and Carlaw Avenue.
11. City Council enact "Pay & Display Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", regulation on the south side of Queen Street East between McGee Street and Logan Avenue.
12. City Council enact "Pay & Display Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", regulation on the south side of Queen Street East between a point 62.3 metres east of Logan Avenue and Carlaw Avenue.
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 that Queen Street East be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Daniels Leslieville Corporation (Daniels) 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 term of the closure, these fees will be approximately \$40,300.00.

DECISION HISTORY

City Council, at its meeting on October 5, 6, 7, 2016, adopted Item TE18.5 of the Toronto and East York Community Council to amend By-law 438-86 for the lands at 897 and 899 Queen Street East.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.5>

COMMENTS

A mixed-use development consisting of a 6-storey residential building will be constructed by Daniels Leslieville Corporation (Daniels) at 899 Queen Street East. The site is bounded by Queen Street East to the north, existing commercial uses to the east and west and a public laneway and residential properties to the south.

The development, in its completed form, will consist of 59 dwelling units with a ground level retail and a one-level underground parking garage. Permanent vehicular access to the development will be provided from the public laneway located to the south.

Based on the information provided by the applicant, the entire site will be excavated lot line to lot line. In order to continue with construction of the development, the construction staging area will be set up within the road allowance along Queen Street East.

Queen Street East, in the vicinity of the site, is an east-west major arterial roadway and consists of a four-lane (two eastbound and two westbound) cross-section. The TTC service on Queen Street East is provided by the "501 Queen" streetcar, which operates in the median lanes on a shared right-of-way with general traffic.

The following parking and stopping regulations are in effect on the subject section of Queen Street East:

North Side:

- "No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays", between Jarvis Street and Eastern Avenue;
- "Maximum One-hour Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", between River Street and Jones Avenue; and
- "Pay & Display Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday", between McGee Street and Carlaw Avenue.

South Side:

- "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between Jarvis Street and Eastern Avenue;
- "Maximum One-hour Parking, 8:00 a.m. to 4:00 p.m., Monday-Friday, 8:00 a.m. to 6:00 p.m., Saturday", between a point 32 metres west of Sackville Avenue and a point opposite Jones Avenue; and

- "Pay & Display Parking, 8:00 a.m. to 4:00 p.m., Monday-Friday, 8:00 a.m. to 6:00 p.m., Saturday", between McGee Street and Carlaw Avenue.

Construction staging operations on Queen Street East will be set up within the boulevard allowance and the eastbound curb lane. Subject to approval, 2.3 metres of the eastbound curb lane and sidewalk on the south side of Queen Street East will be closed from Logan Avenue to a point 62.3 metres east of Logan Avenue. Pedestrians will be redirected to an adjacent 1.5 metres covered walkway within the closed portion of the eastbound lane. With the proposed construction staging area in place, Queen Street East in the vicinity of the site will operate as one eastbound lane and two westbound lanes.

The proposed construction staging area will result in the removal of one Pay & Display parking space on the south side of Queen Street East. The applicant will be responsible for paying the lost revenue to the Toronto Parking Authority.

Intersection Capacity Analysis Summary

The existing and future (during construction) traffic operations at the signalized intersection of Queen Street East and Logan Avenue were analyzed during the morning and afternoon peak hours.

The existing traffic operations were analyzed using the existing lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes.

Under existing conditions, the intersection of Queen Street East and Logan Avenue operates acceptably during the morning and afternoon peak hours. The eastbound through traffic movement on Queen Street East operate with an average delay of up to 16 seconds during both the peak hours. Average vehicle queuing on all approaches is acceptable.

Under future (under construction) conditions, the subject intersection will operate acceptably during the morning peak hours. However, during the afternoon peak hours, the critical eastbound through traffic movement is expected to operate under congested traffic conditions with an average delay of up to 97 seconds, which represents an increase of 81 seconds when compared to the existing conditions. Also, the average vehicle queuing on the eastbound through traffic movement is expected to increase by approximately 79 metres when compared to the existing conditions.

It is expected that some motorists on the eastbound through traffic movement would choose to travel on alternative eastbound routes, such as Dundas Street East and/or Eastern Avenue in order to avoid the congestion.

A second scenario was analyzed with a 25 percent diversion of the eastbound through traffic on Queen Street East to alternative east-west routes. Under this scenario, during the afternoon peak hours, the eastbound through traffic movement at the intersection of Queen Street East and Logan Avenue is expected to operate with an average delay of 32 seconds, which represents an increase of 16 seconds when compared to the

existing conditions. Also, the average vehicle queuing on the eastbound through traffic movement is expected to increase by 14 metres when compared to the existing conditions. The second analysis scenario indicates acceptable traffic conditions at the boundary road intersections during both the peak hours.

Transportation Services is satisfied that Daniels Leslieville Corporation (Daniels) has looked at all options to alleviate congestion at this location.

Councillor Fletcher has been advised of the recommendations of this staff report.

CONTACT

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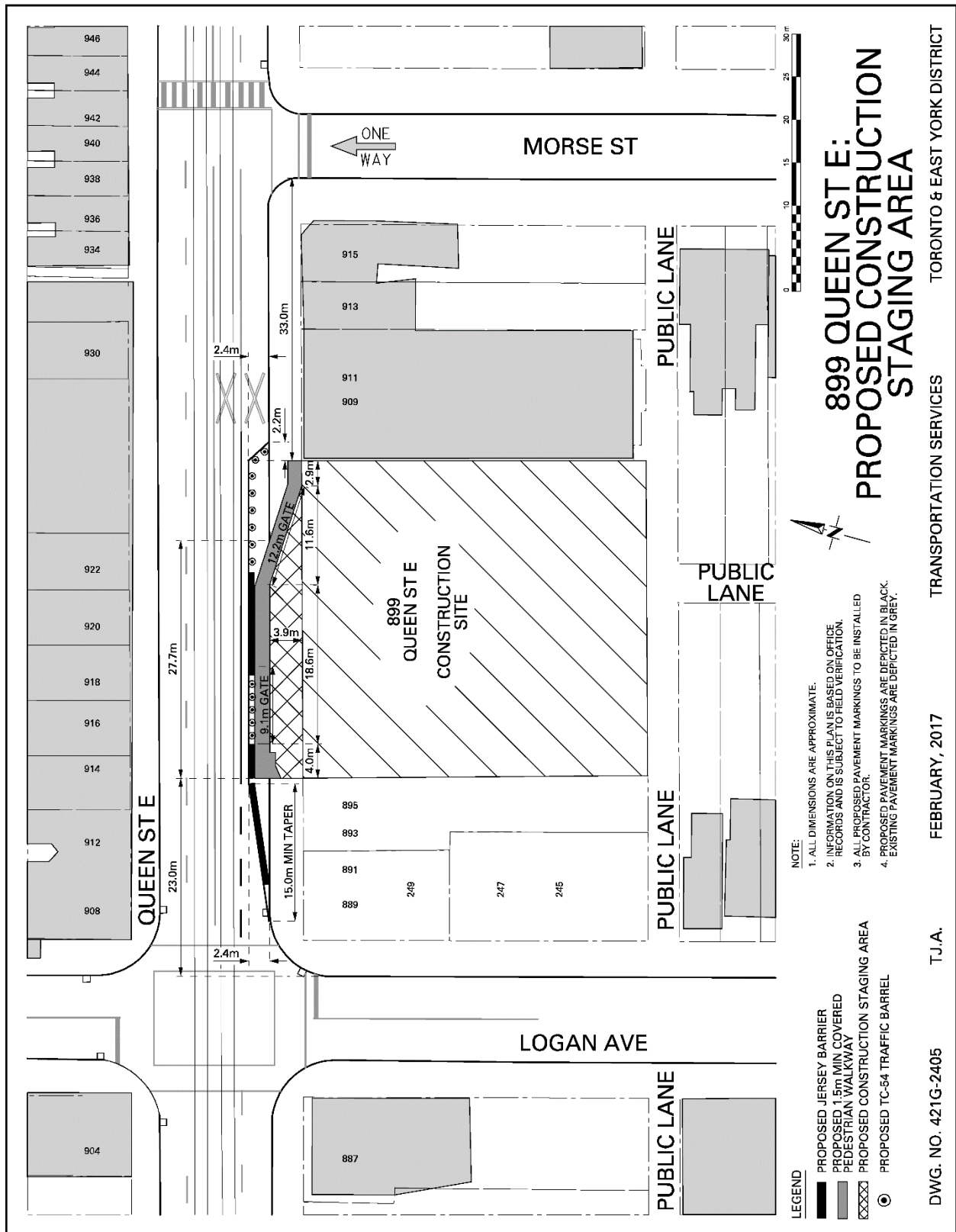
SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2405, February 2017

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Proposed Construction Staging Area on Queen Street East