Construction Staging Area – Public Laneway (219 Queen Street West)

Date: May 25, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Malibu Investments Inc. is constructing a 25-storey residential condominium building at 219 Queen Street West. The site is bounded by Queen Street West to the north, an existing CIBC bank (205 Queen Street West) and Simcoe Street to the east, a public laneway to the south and existing commercial uses to the west.

Transportation Services is requesting approval to close a portion of the public laneway to the south for a period of 8 months to accommodate a construction staging area for the subject development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the closure of a 3.3 metres wide portion of the public laneway, Ln S Queen W Simcoe, (a point 17.8 metres west of Simcoe Street and a point 26.0 metres further west.) from July 10, 2017 to March 10, 2018.

2. Toronto and East York Community Council approve the implementation of one-way westbound operation on the public laneway, Ln S Queen W Simcoe between Simcoe Street and Duncan Street, from July 10, 2017 to March 10, 2018.

3. Toronto and East York Community Council enact a "No Stopping, Anytime" restriction on the north side of the public laneway, Ln S Queen W Simcoe, between a point a point 17.8 metres west of Simcoe Street and a point 26.0 metres further west.
4. Toronto and East York 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.

5. Toronto and East York 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.

6. Toronto and East York Community Council direct that the Laneway, Ln S Queen W Simcoe, be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Malibu Investments 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 term of the closure, these fees will be approximately $67,900.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued on January 09, 2014, in relation to Board Case No. PL121297, authorized an amendment to Zoning By-law No. 438-86, for the land municipally known as 219 Queen Street West.

COMMENTS

A mixed-use development consisting of a 25-storey residential condominium building (Smart House Condominium) will be constructed by Malibu Investments Inc. at 219 Queen Street West. The site is bounded by Queen Street West to the north, an existing CIBC bank (205 Queen Street West) and Simcoe Street to the east, a public laneway to the south and existing commercial uses to the west.

The development, in its completed form, will consist of approximately 265 dwelling units along with retail and office uses and a four-level underground parking garage. All permanent access to the site will be provided from the public laneway to the south.

Based on the information provided by the developer and at the time of writing this report, the building has already been constructed to the 11th floor above grade and a portion of the public laneway to the south will be required for approximately 8 months to continue with construction of the development.

The public laneway is an east-west passageway and connects Simcoe Street (one-way southbound) and Duncan Street. The laneway operates two-way on a pavement width of 6.6 metres and provides access/egress for loading/unloading operations at the
commercial uses to the west and residential uses to the south of the site. Parking is prohibited at all times within the laneway.

Construction staging operations in the laneway will be within a 3.3 metres wide portion on the north side of the laneway abutting the site. The implementation of the proposed construction area will result in narrowing of the public laneway to a width of 3.3 metres. Consequently, the current two-way traffic operations on the public laneway will need to be temporarily converted to one-way westbound for a period of 8 months.

To enhance traffic flow around the construction zone, stopping will be prohibited at all times in the laneway, between a point 17.8 metres west of Simcoe Street and a point 26.0 metres further west.

Transportation Services is satisfied that Malibu Investments Inc. has looked at all options to alleviate traffic congestion at this location.

Councillor Joe Cressy 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

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