

Construction Staging Area – 219 Queen Street West

Date: May 26, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

SUMMARY

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

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 the south sidewalk and a portion of the eastbound lane on Queen Street West for a period of 8 months to accommodate a construction staging area for the subject development. Pedestrian movements will be accommodated within the temporary sidewalk installed in the closed 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 on Queen Street West, between a point 17.8 metres west of Simcoe Street and 30.1 metres further west from July 10, 2017 to March 10, 2018.
2. City Council approve the closure of the eastbound curb lane on Queen Street West, between a point 17.8 metres west of Simcoe Street to a point 41.3 metres further west and the provision of a sidewalk within the closed lane from July 10, 2017 to March 10, 2018.
3. City Council rescind the existing "No Stopping, 7:00 a.m. to 10:00 a.m., and 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays" regulation on the south side of

Queen Street West, between a point 17.8 metres west of Simcoe Street and a point 41.3 metres further west.

4. City Council rescind the parking machine regulation in effect from 10:00 a.m. to 3:00 p.m., 7:00 p.m. to 12:00 a.m., Monday to Friday; 8:00 a.m. to 12:00 a.m. Saturday; 1:00 p.m. to 12:00 a.m. Sunday on the south side of Queen Street West, between Simcoe Street and a point 59.1 metres west of Simcoe Street.

5. 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.

6. 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.

7. Toronto and East York Community Council direct that Queen Street West 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. 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 duration of the proposed closures on Queen Street West, these fees will be approximately \$47,000.00.

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

closure of the south sidewalk and a portion of the eastbound curb lane on Queen Street West is required for approximately 8 months to continue with construction of the development. A construction staging area on Queen Street West is required to facilitate installation of the façade of the building including curtain walls and also to avoid any conflict between the hoisting activities of the tower crane and man and material hoist that will be installed in the public laneway to the south. Both activities cannot take place from the same location due to rigging and hoisting safety requirements.

Queen Street West, 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 West is provided by the "501 Queen" streetcar, which operates in the median lanes on a shared right-of-way with general public.

The following parking regulations are in effect on the subject section of Queen Street West:

North side:

- "No Parking, Anytime" between Simcoe Street and McCaul Street;
- "No Stopping, 7:00 a.m. to 10:00 a.m., and 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays" between Bathurst Street and a point 168.7 metres west of Bay Street

South side:

- "No Stopping, 7:00 a.m. to 10:00 a.m., and 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays" between Bathurst Street and Yonge Street.
- "Pay & Display Parking, 10:00 a.m. to 3:00 p.m., 7:00 p.m. to 12:00 a.m., Monday to Friday; 8:00 a.m. to 12:00 a.m. Saturday; 1:00 p.m. to 12:00 a.m. Sunday between McCaul Street and Simcoe Street.

Construction staging operations on Queen Street West will take place within the existing boulevard allowance and the eastbound curb lane on the south side of Queen Street West abutting the site. Subject to approval, the south sidewalk on Queen Street West will be closed between a point 17.8 metres west of Simcoe Street and 30.1 metres further west. Additionally, the eastbound curb lane on Queen Street West will be closed between a point 17.8 metres west of Simcoe Street and a point 41.3 metres further west. Pedestrians will be redirected to a protected 1.5 metres walkway within the closed portion of the eastbound curb lane. With the proposed closure in place, Queen Street West, in the immediate vicinity of the subject site, will operate as one eastbound lane and two westbound lanes.

Malibu Investments Inc. will be responsible for the lost revenue for two "Pay and Display" parking spaces on the south side of the subject section of Queen Street West.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the south side of Queen Street West, between a point 17.8 metres west of Simcoe Street and a point 41.3 metres further west.

Intersection Capacity Analysis

The existing and future (during construction) traffic operations at the signalized intersections of Queen Street West at University Avenue and Queen Street West at St. Patrick Street and the stop-controlled intersection of Queen Street West at Simcoe Street were analyzed during the morning and afternoon peak hours.

Based on the traffic operations assessment, the subject boundary road intersections are expected to operate satisfactorily under the future (during construction) conditions with motorists experiencing up to 27 seconds in delay on the critical eastbound through traffic movement.

Furthermore, based on the queuing assessment under the future (under construction) conditions, the average queue length for the eastbound vehicles at the intersection of Queen Street West at Simcoe Street will be less than the available storage under both the morning and afternoon peak hours.

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

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Queen Street West is not expected to conflict with the City's capital works projects.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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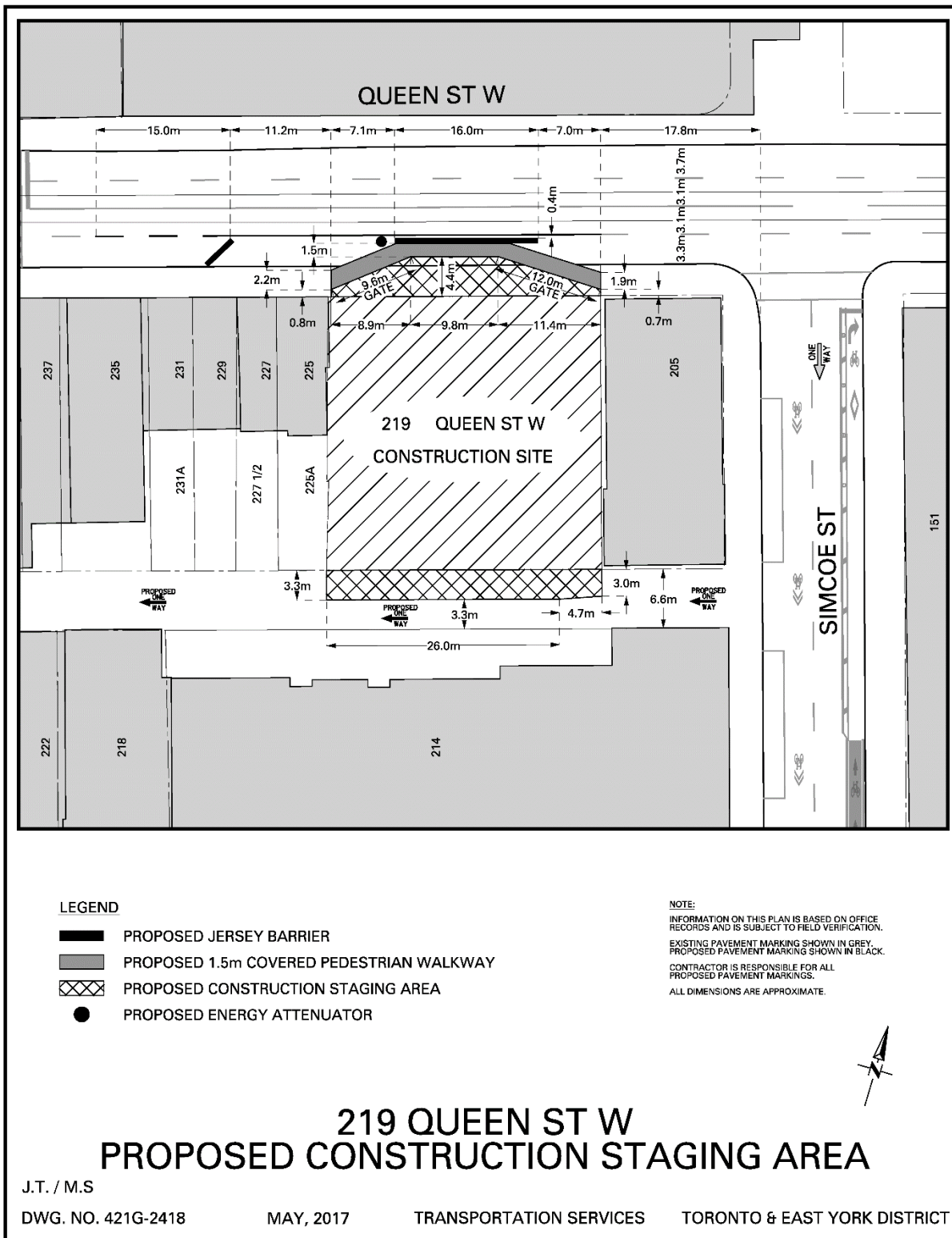
ATTACHMENTS

Drawing No. 421G-2418, dated May 2017

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