

Construction Staging Area – 1327 Queen Street East

Date: December 8, 2017
To: Toronto East York and Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 32, Beaches-East York

SUMMARY

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

Rockport (Queen & Leslie) Inc. is constructing an 8-storey mixed use development at 1327 Queen Street East. The site is located on the south side of Queen Street East approximately midway between Laing Street and Knox 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 20 months to set up a construction staging area for the development. The developer originally requested a closure for 29 months but this was reduced to 20 months through discussions with staff. Pedestrians will be accommodated in a covered and protected walkway within the closed portion of the eastbound curb lane.

The Councillor has requested that a right-of-way occupancy permit for the development be initially issued for 10 months (i.e. March 1, 2018 to December 31, 2018) followed by a review of the construction status to determine if the remainder duration of 10 months (i.e. January 1, 2019 to October 31, 2019) for the lane occupation can be further shortened.

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 Laing Street and a point 83 metres east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from March 1, 2018 to October 31, 2019.

2. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the south side of Queen Street East, between Laing Street and a point 84.2 metres east.
3. City Council prohibit stopping at all times on the south side of Queen Street East, between Laing Street and a point 84.2 metres east.
4. City Council rescind the existing maximum two-hour parking regulation in effect from 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday on the south side of Queen Street East, between Laing Street and a point 84.2 metres east.
5. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 4:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday on the south side of Queen Street East, between Laing Street and a point 84.2 metres east.
6. 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.
7. 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.
8. 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. Rockport (Queen & Leslie) 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 \$72,700.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued March 7, 2016, in relation to Board Case No. PL150059, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 1327 - 1339 Queen Street East

COMMENTS

An 8-storey mixed-use development will be constructed by Rockport (Queen & Leslie) Inc. at 1327 Queen Street East. The site is bounded by Queen Street East to the north, existing residential and automobile uses to the east, Memory Lane to the south and existing residential uses to the west.

The development, in its completed form, will consist of 91 dwelling units along with a ground floor retail and a storey and a half underground parking garage. Permanent vehicular access to the development will be provided from Memory Lane.

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

- Excavation and shoring: January 2018 to February 2018;
- Concrete work: March 2018 to March 2019;
- Building envelope: September 2018 to March 2019;
- Interior finishes using construction hoist: August 2018 to October 2019.

Based on the information provided by the applicant, the site will be excavated to a depth of 6 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities cannot be undertaken within the site. Therefore, alternative options were explored by the developer to set up a construction staging area for the development.

Memory Lane located to the south of the site was considered as a potential location to set up a construction staging area for the development. The laneway is 6 metre wide and connects Laing Street to Knox Avenue. The laneway provides vehicular access to parking garages of the neighbouring properties. Any proposal to utilize the laneway for construction staging purposes would result in restricting access to these parking garages. Additionally, delivery truck (tractor-trailer units and concrete trucks) manoeuvring through the laneway would be challenging. Therefore, Memory Lane was not considered suitable for construction staging purposes.

A construction staging area has been proposed within the road right-of-way on the south side of Queen Street East abutting the site. A tower crane to assist construction of the development will be located on the north side of the site. The proposed construction staging area on Queen Street East will be used to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane, material storage and worker facilities.

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 Davies Avenue and Eastern Avenue;
- "Maximum Two-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 Jones Avenue and Coxwell Avenue;
- "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 Carlaw Avenue and Vancouver Avenue.

South Side:

- "No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays", between a point 63 metres east of Logan Avenue and Eastern Avenue;
- "Maximum Two-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 a point opposite Jones Avenue and Coxwell Avenue;
- "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", between a point 63 metres east of Carlaw Avenue and Connaught Avenue.

Subject to approval, a 2.6 metre wide portion of the eastbound curb lane and sidewalk on the south side of Queen Street East between Laing Street and a point 82.2 metres east will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a 1.5 metre covered and protected 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 displacement of ten on-street pay and display parking spaces on the south side of Queen Street East, between Laing Street and Knox Avenue. The applicant will be responsible for paying the lost revenue of the ten "Pay and Display" parking spaces on Queen Street East.

To enhance traffic flow around the construction zone, stopping will be prohibited during all times on Queen Street East, between Laing Street and a point 84.2 metres east, during the period of construction.

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. The original proposed duration of 29 months for the lane occupation on Queen Street East has been revised and shortened to 20 months (March 1, 2018 to October 31, 2019). Councillor Mary-Margaret McMahon (Ward 32) has been advised of the subject development proposal and associated construction staging area. The Councillor has requested that a right-of-way occupancy permit for the development be initially issued for 10 months (i.e. March 1, 2018 to December 31, 2018) followed by a review of the construction status to determine if the remainder duration of 10 months (i.e. January 1, 2019 to October 31, 2019) for the lane occupation can be further shortened.

To further mitigate the impacts of construction activities, all major deliveries at the site will be scheduled during the off-peak hours. Furthermore, the proposed construction area will not impact the TTC service and any transit stop on Queen Street East.

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 East is not expected to conflict with the City's capital works projects.

Intersection Capacity Analysis Summary

The existing and future (under construction) traffic operations were analyzed during the morning and afternoon peak hours at the following signalized and unsignalized boundary road intersections.

Signalized intersections:

- Queen Street East and Greenwood Avenue.

Unsignalized intersections:

- Queen Street East and Knox Avenue;
- Queen Street East and Hiltz Avenue;
- Queen Street East and Laing Street;
- Queen Street East and Hastings Avenue.

The existing traffic operations were analyzed using the current 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 signalized intersection of Queen Street East and Greenwood Avenue operate acceptably with an overall intersection delay of up to 18 seconds during the morning and afternoon peak hours. Average vehicle queuing on all approaches is acceptable. Furthermore, the unsignalized intersections operate acceptably with an intersection delay of up to 20 seconds during the morning and afternoon peak hours.

Under future (during construction) conditions, the signalized intersection of Queen Street East and Greenwood Avenue is expected to continue operating acceptably with a minor increase of 1 second in overall intersection delay during the morning and afternoon peak hours. The average vehicle queuing on the eastbound through traffic approach at this intersection is not expected to extend up to the proposed construction staging area.

The unsignalized intersections are also expected to continue operating acceptably with an intersection delay similar to the existing conditions.

The arterial level of service analysis was undertaken to determine incremental impact of the proposed construction staging area on the travel time and delay experienced by the motorists on the section of Queen Street East, between Greenwood Avenue and Hastings Avenue.

Based on the analysis, with the implementation of the proposed construction staging area, the motorists on the eastbound through movement will experience an increase of up to 4 seconds in delay when compared to the existing conditions. Therefore, the proposed construction staging area on Queen Street East is not expected to have a

significant impact on the eastbound traffic movement on Queen Street East and the area wide traffic operations.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Rockport (Queen & Leslie) Inc. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Mary Margaret McMahon's office has been advised of the recommendations of this staff report.

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SIGNATURE

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ATTACHMENTS

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