

Construction Staging Area Time Extension – 219 Queen Street West

Date: January 29, 2018
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.

A 25-storey residential condominium building is currently being 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 (Ln S Queen W Simcoe) to the south and existing commercial uses to the west.

Construction staging areas for the development have been set up on the south side of Queen Street West and on the north side of the public laneway located to the south of the site.

The sidewalk and a portion of the eastbound curb lane on the south side of Queen Street West are closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on July 4, 2017, approved the subject construction staging area on Queen Street West, from July 10, 2017 to March 10, 2018. Transportation Services is requesting approval to extend the duration of the subject construction areas for a period of 4 months (i.e. from March 31, 2018 to July 31, 2018).

The construction staging area within the public laneway also requires an extension of the duration. However, this matter is dealt through a companion report "Construction Staging Area Time Extension - Public Laneway (219 Queen Street West)" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

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

1. City Council approve the continuation of 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 March 31, 2018 to July 31, 2018.
2. City Council approve the continuation of 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 March 31, 2018 to July 31, 2018.
3. Toronto and East York Community Council direct the applicant to continue posting 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.
4. Toronto and East York Community Council direct the applicant to continue providing and installing 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.
5. 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 closure, these fees will be approximately \$39,000.00.

DECISION HISTORY

City Council, at its meeting on July 4, 2017, considered item TE25.66 and approved the closure of the south sidewalk and a portion of the eastbound lane on Queen Street West, from July 10, 2017 to March 10, 2018.

COMMENTS

A mixed-use development consisting of a 25-storey residential condominium building (Smart House Condominium) is currently being 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 (Ln S Queen W Simcoe) to the south and existing commercial uses to the west.

The development, when completed, 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 this report, all 25 floors of the building have already been constructed. Currently, the work is being undertaken at the exterior and interior of the building with a targeted occupancy in September 2018.

Construction activities at the development are being carried out using the construction staging areas set up on Queen Street West and the public laneway to the south. The construction staging area on Queen Street West has been set up within the south sidewalk and a portion of the eastbound curb lane. The subject construction staging area was approved by the City Council from July 10, 2018 to March 10, 2018.

The construction staging area in the public laneway has been set up on the north side of the laneway abutting the site and was approved by the Toronto and East York Community Council from July 10, 2018 to March 10, 2018.

The developer has requested extension of the duration of the construction staging areas on Queen Street West and the public laneway in order to complete the construction of the development. The matters related to the construction staging area within the laneway require approval from the Toronto and East York Community Council and are discussed in a companion report "Construction Staging Area Time Extension - Public Laneway (219 Queen Street West)". Therefore, only the matters related to construction staging area on Queen Street West are discussed in this report.

Since the start of construction at the site, the construction staging area on Queen Street West has been mainly utilized to accommodate construction material deliveries by large tractor-trailer units and concrete trucks and as a pick up location for the tower crane. Since all the major construction activities requiring delivery of construction material by large tractor-trailer units and concrete trucks have been completed and the tower crane at the site has been removed, the subject construction staging area will be utilized to complete work on the building façade along the Queen Street West. These construction activities include masonry work, installation of commercial/retail glass, installation of the artwork, installation of façade metal cladding and landscaping. The majority of these construction activities will require use of scaffolding and lifting machinery to be set up along the northern façade of the building. Therefore, the subject construction staging area will be essential to continue with construction of the development.

Based on the information provided by the developer, the entire project has experienced a number of construction delays due to inclement weather, production issues with the window manufacturer and misalignment of the elevator shaft. The developer has indicated that the remaining construction activities requiring right-of-way occupation on Queen Street West will be completed by July 31, 2018. Consequently, the duration of

the subject construction staging area has been requested to be extended by 4 months (i.e. March 31, 2018 to July 31, 2018).

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

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

CONTACT

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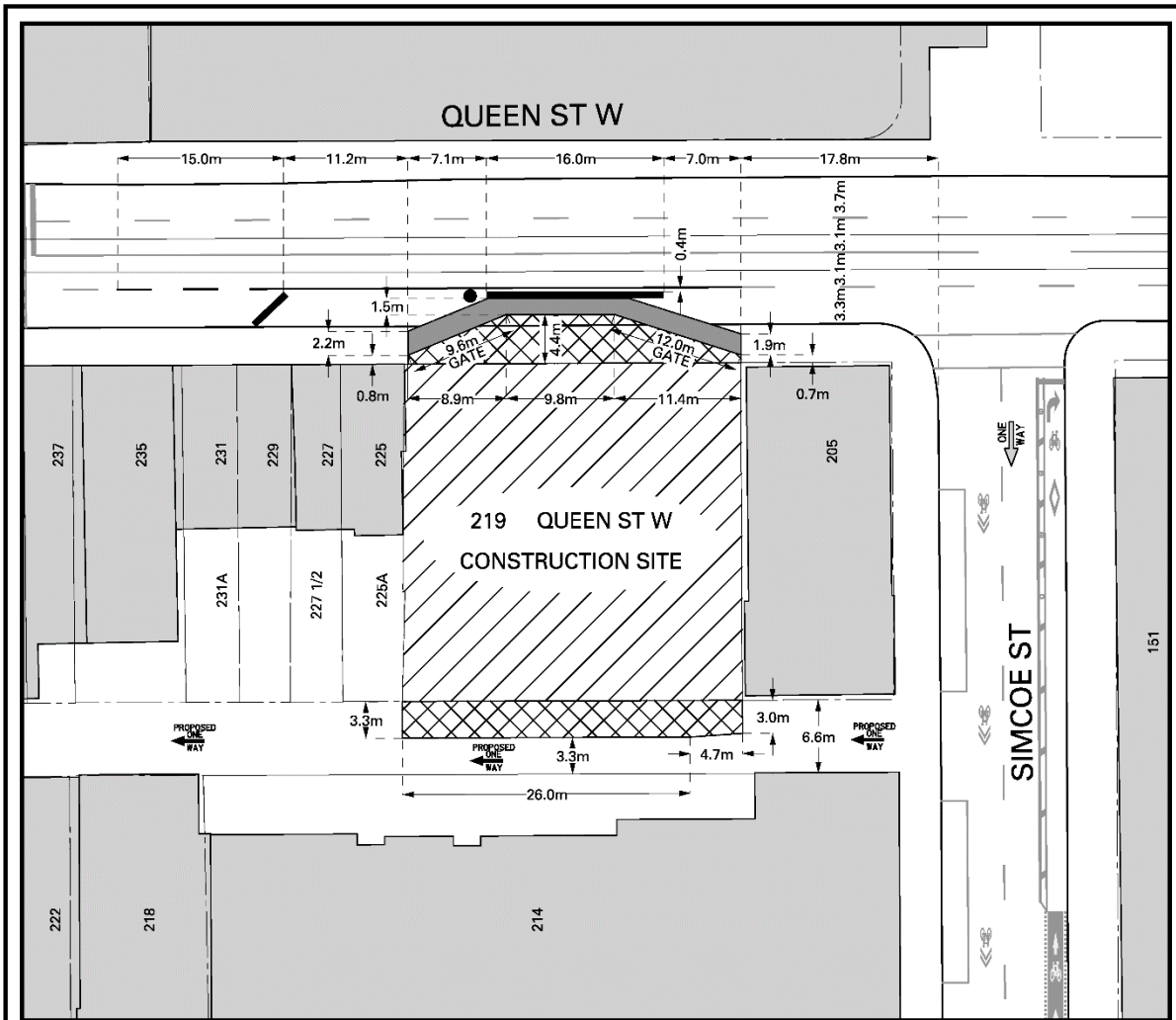
SIGNATURE

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





ATTACHMENTS

Drawing No. 421G-2866, dated January, 2018

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LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED 1.5m COVERED PEDESTRIAN WALKWAY
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED ENERGY ATTENUATOR

NOTE:

INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
 EXISTING PAVEMENT MARKING SHOWN IN GREY.
 PROPOSED PAVEMENT MARKING SHOWN IN BLACK.
 CONTRACTOR IS RESPONSIBLE FOR ALL PROPOSED PAVEMENT MARKINGS.
 ALL DIMENSIONS ARE APPROXIMATE.



219 QUEEN ST W: EXTENSION OF CLOSURE DURATION

J.T. / M.S

DWG. NO. 421G-2866

JANUARY, 2018

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT

Construction Staging Area Time Extension - Queen Street West