

Construction Staging Area Time Extension – Public Laneway (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

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.

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.

A portion of the public laneway abutting the site have been closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on June 13, 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 6 months (i.e. from March 31, 2018 to September 30, 2018).

The construction staging area on the south side of Queen Street West also requires an extension of the duration. However, this matter is dealt through a companion report "Construction Staging Area Time Extension - 219 Queen Street West" requiring City 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 a 3.3 metres wide portion of the public laneway (Ln S Queen W Simcoe), between a point 17.8 metres west of Simcoe Street and a point 26.0 metres further west, from March 31, 2018 to September 30, 2018.
2. City Council approve the continuation of the one-way eastbound operation on the public laneway, between Simcoe Street and Duncan Street, from March 31, 2018 to September 30, 2018.
3. City 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. City 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. City Council direct that the public laneway (Ln S Queen W Simcoe) 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 \$59,000.

DECISION HISTORY

Toronto East York Community Council, at its meeting on June 13, 2017, considered item TE25.67 and approved the closure of a 3.3 metres wide portion of the public laneway (Ln S Queen W Simcoe), between 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.

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 within the public laneway has been set up along 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 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 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 on Queen Street West require approval from the City Council and are discussed in a companion report "Construction Staging Area Time Extension - 219 Queen Street West". Therefore, only the matters related to construction staging area the public laneway are discussed in this report.

The man and material hoist at the site has been installed within the approved construction staging area within the laneway. Since the construction of the development has reached in its final phase and the tower crane at the site has already been removed, the man and material hoist is essential for transporting the construction material (e.g. drywalls, windows, appliances etc.) to the unfinished floors and complete the remaining construction activities. The man and material hoist will be removed when the interior elevator at the site will become functional. Subsequent to the removal of the man and material hoist, installation of metal cladding at the southern building façade and landscaping will be undertaken. Mobile lifts and other machinery will be set up within the subject construction staging area to complete these tasks.

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 the public laneway will be completed by September 30, 2018. Consequently, the duration of the subject construction staging area has been requested to be extended by 6 months (i.e. March 31, 2018 to September 30, 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 public laneway 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

Bruce Clayton
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: Bruce.Clayton@toronto.ca

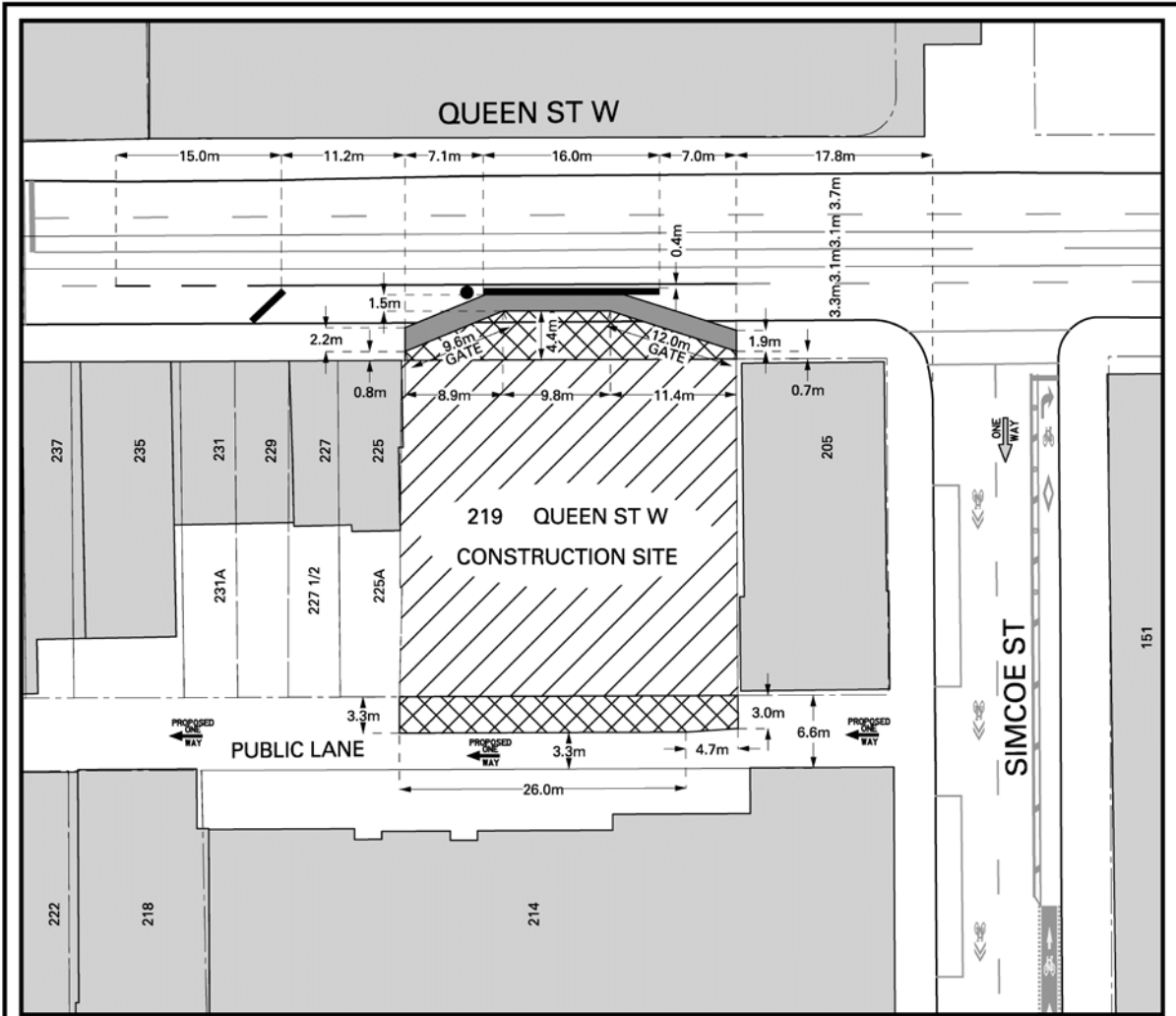
SIGNATURE

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





ATTACHMENTS

Drawing No. 421G-2867, 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.

**PUBLIC LANEWAY (219 QUEEN ST W):
 EXTENSION OF CLOSURE DURATION**

J.T. / M.S

DWG. NO. 421G-2867

JANUARY, 2018

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT

Construction Staging Area Time Extension - Public Laneway