

## **Parking Amendments - Queen Street West (1181 Queen Street West)**

**Date:** January 16, 2020  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 9, Davenport

### **SUMMARY**

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

Skale Developments Inc. is constructing a residential condominium building at 1181 Queen Street West. The site is located on the southeast corner of Queen Street West and Sudbury Street.

Transportation Services is recommending amendments to the existing parking regulations on the south side of Queen Street West, abutting the site, in order to facilitate safe and efficient inbound and outbound manoeuvres of heavy vehicles at the site access and egress points.

The north sidewalk and a portion of the westbound curb lane on Sudbury Street needs to be closed to accommodate the construction staging area for the development and a temporary pedestrian crossover will be installed to facilitate the safe crossing of north-south pedestrian movements at the sidewalk closure, but will be dealt through a companion report "Construction Staging Area - Sudbury Street (1181 Queen Street West)" requiring Toronto and East York Community Council approval.

### **RECOMMENDATIONS**

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The Acting Director, Traffic Management, Transportation Services, recommends that during construction until October 31, 2021:

1. City Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 10:00 a.m., Monday to Friday, except public holidays, on the south side of Queen Street West, between Gladstone Avenue and a point 54 metres east.

2. City Council rescind the existing parking machine regulation in effect from 10:00 a.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, on the south side of Queen Street West, between Gladstone Avenue and a point 54 metres east.
3. City Council prohibit stopping at all times on the south side of Queen Street West, between Gladstone Avenue and a point 54 metres east.
4. City direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
5. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
7. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
9. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
10. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. 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.
12. 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.
13. City Council direct that Queen Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Skale Developments Inc. is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way and parking signage modifications. Based on the area enclosed and projected duration of the proposed closures on Sudbury Street, these fees will be approximately \$71,000.00.

## **DECISION HISTORY**

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The Ontario Municipal Board, pursuant to its Order issued on November 30, 2018, in relation to Board Case No. PL140295, allowed site specific zoning for the lands municipally known as 1181 Queen Street West.

## **COMMENTS**

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### **Proposed Development**

A residential development consisting of a 15-storey residential condominium building will be constructed at 1181 Queen Street West. The site is bounded by Queen Street West to the north, residential condominium buildings to the east (1155-1179 Queen Street West and 1171 Queen Street West) to the east and Sudbury Street to the southwest.

The development will consist of a total of 117 dwelling units and a three-level underground parking garage. Permanent vehicular access to the development will be from Sudbury Street.

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

- Excavation and shoring: from July 2019 to January 2020;
- Below grade formwork: from January 2020 to April 2020;
- Above grade formwork: from May 2020 to July 2021;
- Building envelope phase: from September 2021 to July 2021; and
- Interior finishes stage: from September 2020 to September 2021.

Construction staging operations are proposed within the north sidewalk and a portion of the westbound curb lane on Sudbury Street, abutting the site. In addition a pedestrian crossover will be installed to facilitate the safe crossing of north-south pedestrian movements at the sidewalk closure. However, this matter is dealt through a companion report "Construction Staging Area - Sudbury Street (1181 Queen Street West)" requiring Toronto and East York Community Council approval.

## Existing Conditions

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. 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. There are westbound near-side and eastbound near-side transit stops provided at the intersection of Queen Street West and Sudbury Street.

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

### North Side

- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Gladstone Avenue and Dovercourt Road; and
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; and 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between Gladstone Avenue and Dovercourt Road.

### South Side

- No stopping from 7:00 a.m. to 10:00 a.m., Monday to Friday, except public holidays, between Gladstone Avenue and Dovercourt Road; and
- Parking machines operate for a maximum period of three hours from 10:00 a.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between Gladstone Avenue and Dovercourt Road.

The proposed construction staging area on Sudbury Street will facilitate construction material deliveries by large tractor-trailer units and concrete trucks. Secondary gates are proposed on the south side of Queen Street West, abutting the site, to facilitate minor deliveries when the main construction staging area is occupied. The additional site access and egress points will increase the efficiency of the site. It should be noted that delivery vehicles can appropriately and acceptably manoeuvre in and out of the Queen Street West access without negatively impacting traffic. In addition, traffic control persons will be present to control construction vehicle access and egress to secondary gates to avoid any conflicts with pedestrian movements.

Pedestrian movements will be accommodated in a 1.7 metre covered walkway within the existing sidewalk on the south side of Queen Street West. Pedestrian operations on the north sidewalk are maintained.

Based on a review of turn manoeuvre diagrams, vehicle manoeuvres at the secondary access and egress points were determined to be in conflict with the existing parking machine spaces on the south side of Queen Street West, between Gladstone Avenue and a point 54 metres east. Therefore, in order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that two of the existing parking machine spaces on the subject section of Queen Street West be temporarily rescinded.

The applicant will be responsible for paying the lost revenue for these two parking spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Queen Street West, between Gladstone Avenue and a point 54 metres east. The existing parking regulations on the north side of the street will remain in effect.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Skale Developments Inc. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

The Ward Councillor has been advised of the recommendations of this report.

## **CONTACT**

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## **SIGNATURE**

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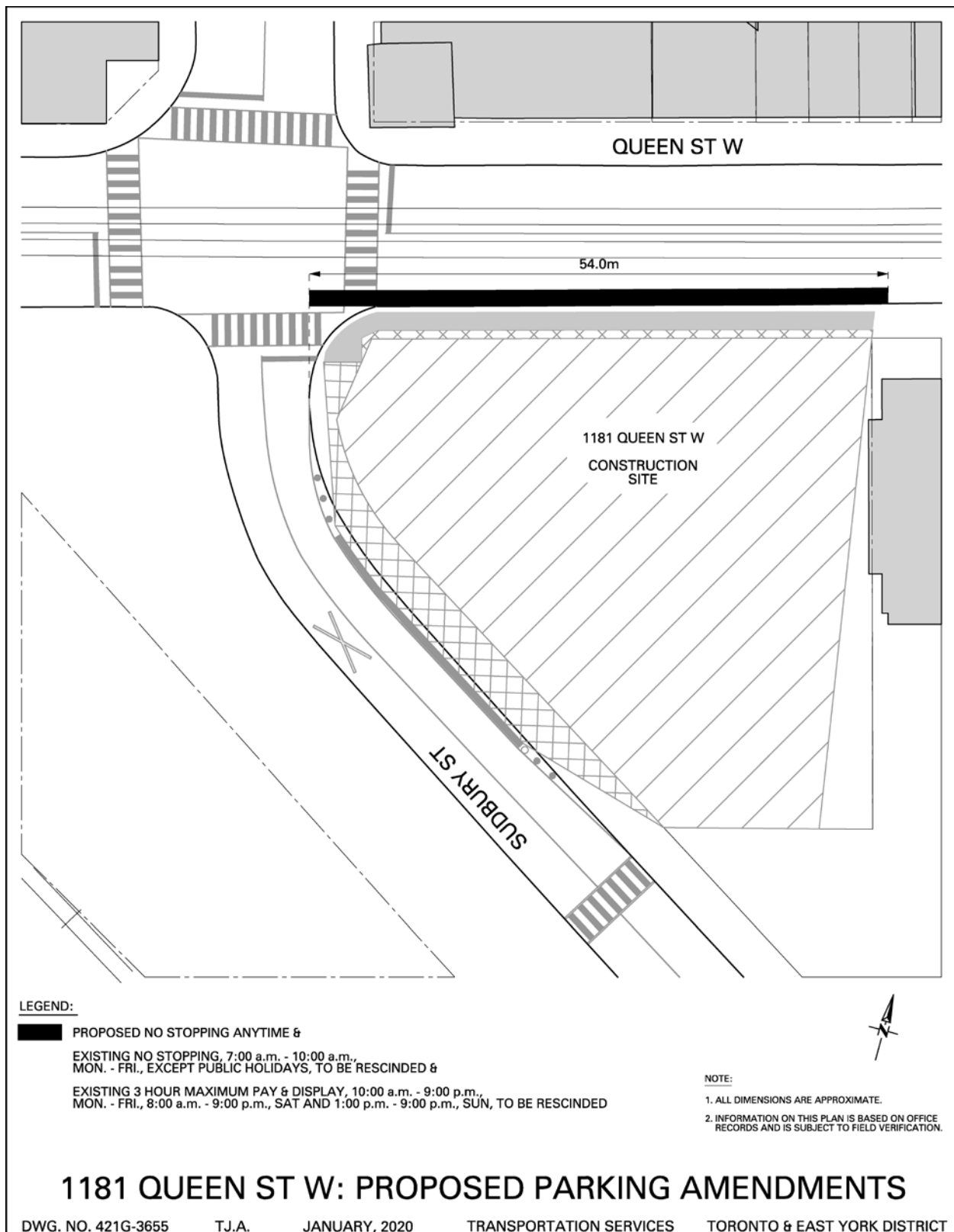
Roger Browne, M.A.Sc., P.Eng.,  
Acting Director,  
Traffic Management  
Transportation Services

## **ATTACHMENTS**

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1. Drawing No. 421G-3655, dated January, 2020

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## Proposed Parking Amendments - Queen Street West

Construction Staging Area - Queen St W  
(1181 Queen St W)