

Construction Staging Area Time Extension - 1327 Queen Street East

Date: January 16, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 14, Toronto-Danforth

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 eight-storey mixed use development at 1327 Queen Street East. The sidewalk and a portion of the eastbound curb lane on the south side of Queen Street East fronting the site are currently closed to accommodate construction staging operations for the development. City Council, at its meeting on January 31 and February 1, 2018, authorized the subject construction staging area from March 1, 2018 to October 31, 2019.

Transportation Services is requesting authorization to extend the construction staging area on Queen Street East for an additional seven months (i.e. from February 28, 2020 to September 30, 2020), in order to complete the construction of the development. It should be noted that during the lapse in approval period, the site has been operating under a monthly Street Occupation Permit.

The developer has requested an extension of the duration of the construction staging area on Queen Street East, as the site has experienced a number of construction delays due to continual flooding of the site, inclement weather and multiple redesigns of the building.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. City Council authorize the continuation of 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 February 28, 2020 to September 30, 2020.

2. 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.
3. 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
4. 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 \$42,000.00.

DECISION HISTORY

City Council, at its meeting on January 31 and February 1, 2018, adopted Item TE29.55 and, in so doing, authorized 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.55>

COMMENTS

Development Proposal

An eight-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 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.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the 8th floor with one remaining floor to pour, including the roof slab. Additional major construction activities and associated timelines for the development are as follows:

- Tower Crane removal in spring 2020;
- Streetscaping of Queen Street East in summer 2020; and
- Interior work and finishing until September 30, 2020.

The developer has informed staff that due to built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the subject construction staging area on Queen Street East is essential to complete construction of the development.

Construction Staging Area

Construction staging operations for the development take place within the road right-of-way on the south side of Queen Street East abutting the site. The enclosure is utilized for construction material deliveries by the tractor-trailer units and concrete truck, as well as a man and material hoist. The sidewalk and eastbound curb lane on the south side Queen Street East, between Laing Street and a point 83 metres east are closed to accommodate construction staging operations. Pedestrians are directed to a 1.5 metres wide covered and protected walkway within the closed portion of the eastbound curb lane. Queen Street East, in the vicinity of the site will operate as one eastbound lane and two westbound lanes.

Time Extension

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below.

- Encountered higher than anticipated water levels which flooded the site continuously which required a redesign of the under-slab drainage system;
- Inclement weather resulting in several weeks of inactivity; and
- A redesign of the common courtyard and west elevation of the site to accommodate greater than approved clearance around a tree that shares a mutual property line, resulting in foundation pour delays.

In view of the above, a time extension of the existing construction staging area on Queen Street East is being requested for a period of seven months (i.e. February 28, 2020 to September 30, 2020).

Finally, a review of the City's major capital works program for year 2020 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.

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

CONTACT

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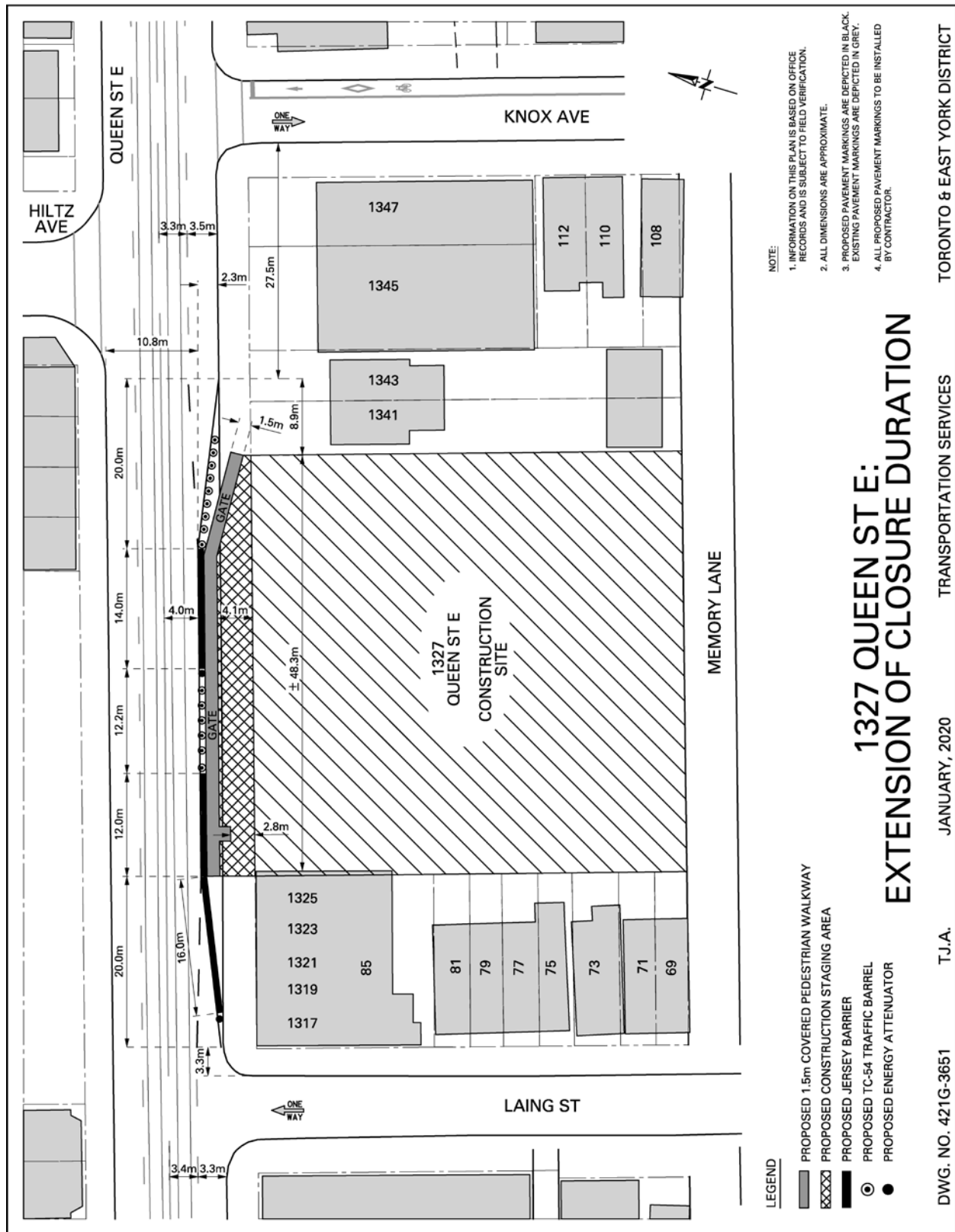
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3651, dated January, 2020

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