

Construction Staging Area - Sudbury Street (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

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.

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 requesting authorization to close the north sidewalk and a portion of the westbound curb lane on Sudbury Street for a period of 21 months to accommodate construction staging operations.

As a result of the subject sidewalk closure, pedestrians will be redirected to the south side of the Sudbury Street. In order to facilitate pedestrian movements and enhance the safety of north-south pedestrian movements at the sidewalk closure, Transportation Services is requesting authorization to install a temporary pedestrian crossover on Sudbury Street, approximately 66 metres southeast of Queen Street West.

Parking amendments have also been proposed on the south side of Queen Street West, in order to facilitate safe and efficient inbound and outbound manoeuvres of heavy vehicles at the site access and egress points. However, this matter is dealt through a companion report "Parking Amendments - Queen Street West (1181 Queen Street West)" requiring City Council approval.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the north sidewalk and a 1.5 metre wide portion of the westbound curb lane on Sudbury Street,

between Queen Street West and a point 64 metres southeast, from February 12, 2020 to October 31, 2021.

2. Toronto and East York Community Council authorize the installation of a temporary pedestrian crossover on Sudbury Street at a point 66 meters east of Queen Street West.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Sudbury Street, between a point 59.5 metres southeast of Queen Street West and a point 21.5 metres further east.

4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday on the north side of Sudbury Street, between Queen Street West and a point 76.5 metres southeast.

5. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m. on the north side of Sudbury Street, between Queen Street West and a point 76.5 metres east.

6. Toronto and East York Community Council prohibit stopping at all times on the south side of Sudbury Street, between a point 59.5 metres southeast of Queen Street West and a point 21.5 metres further southeast.

7. Toronto and East York Community Council prohibit stopping at all times on the north side of Sudbury Street, between Queen Street West and a point 76.5 metres southeast.

8. Toronto and East York Community Council 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.

9. Toronto and East York Community 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.

10. Toronto and East York Community 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.

11. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

12. Toronto and East York Community 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.

13. Toronto and East York Community 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.

14. Toronto and East York Community 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.

15. Toronto and East York Community 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.

16. Toronto and East York Community Council direct that Sudbury Street 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. Skale Developments 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 proposed closures on Sudbury Street, these fees will be approximately \$196,000.00.

DECISION HISTORY

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

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) and Sudbury Street to the southwest.

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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.

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. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 10 metres. Various options were explored by the developer to set up construction staging operations for the development. The option to utilize the site for construction staging purposes was not feasible due to limited availability of space to accommodate all construction staging operations. The occupation of Queen Street West was deemed not feasible due to the proximity of the signalized intersection of Queen Street West and Sudbury Street. Moreover, Queen Street West is classified as a major arterial and an eastbound lane closure would negatively impact the flow of traffic.

Therefore, occupation of the right-of-way on Sudbury Street is essential to facilitate the construction of the development. The proposed construction staging area on Sudbury Street will be set up within the existing boulevard allowance and the westbound curb lane on the north side of the roadway for a period of 21 months.

Alternate site access and egress points will be located on the south side of Queen Street West, abutting the site. As such, parking amendments have also been proposed on the subject section of Queen Street West, in order to facilitate safe and efficient inbound and outbound manoeuvres of heavy vehicles at the site access and egress points. However, this matter is dealt through a companion report "Parking Amendments - Queen Street West (1181 Queen Street West)" requiring City Council approval.

Existing Conditions

Sudbury Street, in the vicinity of the site, is an east-west local roadway and consists of a two-lane cross-section with an average pavement width of 8.5 metres. There is no TTC service provided on the subject section of Sudbury Street.

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

North Side

- Permit parking from 12:01 a.m. to 7:00 a.m., between Dovercourt Road and Queen Street West; and

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- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between Dovercourt Road and Queen Street West.

South Side

- No parking anytime between Dovercourt Road and Queen Street West.

Construction Staging Areas

Construction staging operations on the north side of Sudbury Street will take place within the existing boulevard space and the westbound curb lane. Subject to approval, 1.5 metres of the westbound lane and sidewalk on the north side of Sudbury Street, between Queen Street West and a point 64 metres further east will be closed. The remaining road width of 7.0 metres will facilitate two-way traffic flow.

The closure of the sidewalk will restrict pedestrian movements along the north side of Sudbury Street, between Queen Street West and a point 64 metres southeast. In order to maintain the two-way traffic flow, a pedestrian walkway could not be accommodated. Therefore, a temporary pedestrian crossover will be installed on the north side of Sudbury Street, at a point approximately 66 metres southeast of Queen Street West, to facilitate safe north-south pedestrian crossings. Additionally, appropriate advanced-warning signage will be installed at the southeast corner of the signalized intersection of Queen Street West and Sudbury Street directing pedestrians to use the south sidewalk on Sudbury Street.

The proposed construction staging area will result in the loss of four on-street parking machine spaces on the north side of Sudbury Street. The applicant will be responsible for the lost revenue for these four parking spaces. Four on-street overnight permit parking spaces will also be removed. The parking spaces belong to the Permit Parking Area 3K. At the time of this report, Area 3K has a supply of 76 parking spaces and a demand of 39 parking spaces (i.e., permits issued). The removal of four permit parking spaces on the north side of Sudbury Street can still be accommodated without adversely impacting the overnight permit parking holders.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the north side of Sudbury Street, between Queen Street West and a point 76.5 metres southeast. On the south side, stopping will be prohibited between a point 59.5 metres southeast of Queen Street West and a point 21.5 metres further southeast.

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 Sudbury Street are not expected to conflict with the City's capital works projects.

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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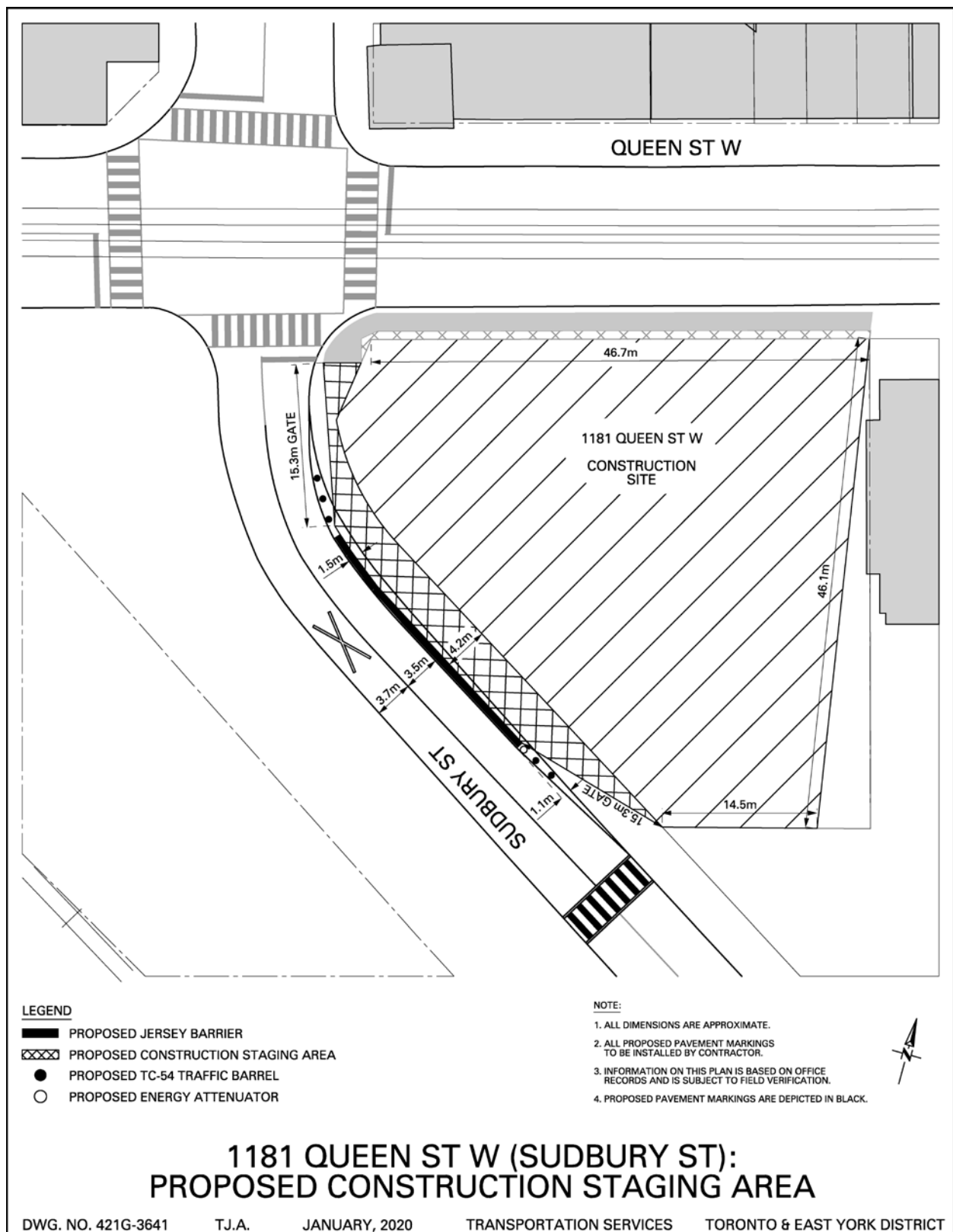
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-3641, dated December, 2019

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