

Construction Staging Area - 100 Queens Quay East (Cooper Street)

Date: June 2, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

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.

EllisDon is constructing a 25-storey office tower (LCBO) with ground floor retail, a four-level underground parking garage for approximately 480 cars and one loading door. The site is located on the northeast corner of Queens Quay East and Cooper Street. The development is currently in progress, operating under a monthly Street Occupation Permit.

Transportation Services is requesting approval to close the east sidewalk and the northbound curb lane on Cooper Street between Queens Quay East and the centre-line of the proposed new Harbour Street for a period of 24 months (i.e. July 17, 2020 to July 2022) to accommodate a construction staging area. Pedestrian movements on the east side of Cooper Street abutting the site will be restricted. Pedestrians will be directed to the west side sidewalk of Cooper Street. Two-way traffic will be maintained at all times on Cooper Street in two 3.5 metre wide lanes. In addition, the current permit parking on the west side of Cooper Street will be maintained for Toronto Island residents.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and the northbound curb lane on Cooper Street, between Queens Quay East and the centre line of the new proposed Harbour Street, from July 17, 2020 to July 1, 2022.

2. 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.
3. 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.
4. 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.
5. 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.
6. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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.
7. 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 Traffic 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.
8. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. 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.
10. 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.
- 11 Toronto and East York Community Council direct that Cooper 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. EllisDon 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 Cooper Street, these fees will be approximately \$831,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued September 26, 2019 in relation to Board Case No. PL170408 and PL170409, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 53, 55, and 95 Lake Shore Boulevard, 15, 33, and 43 Freeland Street, and 2 and 15 Cooper Street.

COMMENTS

Proposed Development

EllisDon is constructing 25-storey office tower (LCBO) with ground floor retail, a four-level underground parking garage for approximately 480 cars and one loading door. The site is bounded by the future Harbour Street Extension to the north, New Street to the east, Queens Quay East to the south and Cooper Street to the west. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

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 16 metres. The applicant has been able to use monthly Street Occupation Permits to get to the stage they presently are, but they now require permanent lane occupation to proceed to the final levels of their development and also to house chillers equipment required for the Enwave connection that ties into this site and many others for the City of Toronto.

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

- Excavation and shoring: November 2017 to August 2018;
- Below grade formwork: July 2018 to May 2019;
- Above grade formwork: April 2019 to July 2020;
- Building envelope phase: April 2020 to December 2020; and
- Interior finishes stage: August 2019 to August 2021.

Existing Conditions

Cooper, in the vicinity of the site, is a north-south local roadway and consists of a two-lane cross-section with an average pavement width of 14.6 metres. There is no TTC service provided on the subject section of Cooper Street.

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

East Side

- "No Stopping Anytime" between Queens Quay East and Lake Shore Boulevard East.

West Side

- "No Standing Anytime" from a point 51.3 metres north of Queens Quay East to a point 29.6 metres further north;
- Permit Parking at all times for Toronto Island residents between Queens Quay East and Lake Shore Boulevard East.

Construction Staging Areas

Construction staging operations on Cooper Street are currently taking place within the existing boulevard and northbound curb lane. The construction staging area is utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, a man and material hoist and worker facilities. The east sidewalk, between Queens Quay East and Lake Shore Boulevard East, is currently closed to accommodate construction staging operations for the development on monthly Street Occupation Permits. The proposed staging area will allow for two (3.5 metre) lanes, one lane in each direction for traffic operations, and a 2.6 metre parking lane on the west side of Cooper Street to be maintained.

However, given the requirements to safely operate the staging area on the east side of Cooper Street, the desire to maintain two-way traffic on Cooper Street and the need to provide parking on the west side of Cooper Street, a pedestrian sidewalk could not be safely maintained on the east side of Cooper Street. As a result, pedestrians are advised of this temporary sidewalk closure, by appropriate advanced warning signage that has been installed to clearly inform pedestrians to use the west sidewalk on Cooper Street. The signage has been installed at the intersections of Cooper Street at Queens Quay East and Cooper Street at Lake Shore Boulevard East.

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 construction staging area on Cooper Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that EllisDon 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

Craig Cripps
Manager (A)
Work Zone Coordination and Mitigation
Transportation Services
Telephone: (416) 397-5020
E-mail: Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-3756, dated June, 2020

Construction Staging Area - 100 Queens Quay East

