

Construction Staging Area - 375-381 Queen Street West (Peter Street)

Date: July 17, 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.

375-381 Queen Street West Inc., is constructing a seven-storey mixed-use office building with ground floor retail at 375-381 Queen Street West. The site is located on the southwest corner of Queen Street West and Peter Street.

Transportation Services is requesting authorization to close the west sidewalk and a portion of the southbound curb lane on Peter Street, between Queen Street West and Jack Cooper Lane, for a period of 26 months (i.e., September 16, 2020 to October 31, 2022) to accommodate a construction staging area.

Pedestrian movements on the west side of Peter Street abutting the site will be restricted and pedestrians will be directed to the east side sidewalk of Peter Street. Traffic lanes on Peter Street, abutting the site, will be realigned to maintain one 3 metre lane for southbound traffic lane and a 1.2 metre wide bike lane. Pedestrian operations on the east side of Peter Street and northbound traffic operations on Peter Street will be maintained in their current configuration.

Vehicle operations and parking on Queen Street West will be maintained in their current configuration. Pedestrian operations on the south side of Queen Street West abutting the site will be maintained on the existing sidewalk, in a covered and protected walkway. In addition, covered and overhead protection will be installed on portions of Jack Cooper Lane and the unnamed public lane first west of Peter Street and north of Jack Cooper Lane.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk on Peter Street, between Queen Street West and Jack Cooper Lane, from September 16, 2020 to October 31, 2022.
2. Toronto and East York Community Council authorize the closure of a 0.85 metre wide portion of the southbound curb lane on Peter Street, between Queen Street West and Jack Cooper Lane, from September 16, 2020 to October 31, 2022.
3. 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.
4. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

11. 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.

12. Toronto and East York Community Council direct that Peter 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. 375-381 Queen Street West 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 Richmond Street West, these fees will be approximately \$299,000.00.

DECISION HISTORY

Ontario Municipal Board, pursuant to its Order issued December 24, 2014 in relation to Board Case No. PL130918, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 375-381 Queen Street West.

COMMENTS

Proposed Development

A seven-storey office building with ground floor retail is being constructed by 375-381 Queen Street West Inc., at 375-381 Queen Street West. Since the development does not provide any parking for motor vehicles, excavation to the site is proposed to be a maximum depth of 5.5 metres. However, 49 spaces will be provided for bicycle parking. The site is bounded by Queen Street West to the north, Peter Street to the east, Jack Cooper Lane to the south and an existing retail building/ the unnamed public lane to the west.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

Construction Activities:

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

- Demolition: August 2020 to October 2020;
- Excavation and shoring: November 2020 to April 2021;
- Below grade formwork: April 2021 to June 2021;
- Above grade formwork: June 2021 to December 2021;
- Building envelope phase: January 2021 to May 2022; and
- Interior finishes stage: November 2021 to November 2022.

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. Various options were explored by the developer to set up construction staging operations for the development. However, Peter Street was determined to be the best viable option to facilitate construction of the development.

Existing Conditions:

Queen Street West, in the vicinity of the site, has two lanes eastbound and two lanes westbound. The Toronto Transit Commission (TTC) operates streetcar service on Queen Street West within a shared lane with other vehicular traffic. Queen Street West is classified in the City of Toronto Road Classification as a major arterial road. Off-peak "Pay and Display" parking is allowed on both sides of Queen Street West. Peter Street, in the vicinity of the site, is classified as a collector road and consists of one northbound and one southbound traffic lane, one northbound and one southbound bicycle lane. There is no TTC service on Peter Street.

Stopping is currently prohibited on both sides of Peter Street within the subject area and all current parking regulations on Queen Street West will remain. Therefore, no amendments to the parking regulations are required to accommodate the development.

Construction Staging Area:

The construction staging area for the development has been proposed within the road right-of-way on the west side of Peter Street abutting the site.

Construction staging operations on Peter Street will take place within the existing boulevard allowance and a portion of the southbound curb lane fronting the site. Subject to approval, the west sidewalk on Peter Street will be closed between Queen Street West and Jack Cooper Lane. Additionally, a 0.85 metre wide portion of the southbound curb lane on Peter Street will be closed between Queen Street West and Jack Cooper Lane. The existing lanes for southbound traffic will be reduced to 1.2 metres for the bike lane and a 3 metre wide lane for vehicular traffic in order to accommodate the staging area. Northbound lanes will remain in their current configuration.

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

Pedestrian operations on the south side of Queen Street West will be maintained in a covered and protected walkway within the existing sidewalk. Given the requirements to safely operate the staging area on the west side of Peter Street, the need to maintain two-way vehicular traffic on Peter Street and bike lanes for both directions, a pedestrian sidewalk could not be maintained on the west side of Peter Street. As a result, pedestrians will be advised of this temporary sidewalk closure by appropriate advanced warning signage that will be installed to clearly inform pedestrians to use the east sidewalk on Peter Street at the signalized intersections of Peter Street at Queen Street West and Peter Street at Richmond Street West.

In order to ensure safety for pedestrians within Jack Cooper Lane and the unnamed public lane first west of Peter Street and north of Jack Cooper Lane, temporary structures will be installed within a portion of these laneways. These structures will be installed to maintain vehicle access while providing a covered and protected walkway for pedestrians.

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 area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 375-381 Queen Street West 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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Transportation Services

ATTACHMENTS

1. Drawing No. 421T-0007, dated July 2020

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