

Construction Staging Area - 1197 The Queensway (Zorra Street)

Date: May 12, 2021
To: Etobicoke York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 3, Etobicoke - Lakeshore

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Zorway Developments Limited, is constructing a 12-storey residential condominium building with ground floor retail at 1197 The Queensway. The site is located on the south west corner of The Queensway and Zorra Street.

Transportation Services is requesting authorization to close the west sidewalk and a 4.5-metre-wide portion of the southbound curb lane on Zorra Street, between The Queensway and a point 50 metres south, for a period of 14 months (i.e., June 23, 2021 to August 31, 2022) to accommodate a construction staging area.

Pedestrian movements on the west side of Zorra Street abutting the site will be restricted and pedestrians will be directed to the east side sidewalk of Zorra Street. Traffic lanes on Zorra Street, abutting the site, will be realigned to maintain two 3.25 metre lanes for northbound and southbound traffic. Pedestrian operations on the east side of Zorra Street will be maintained in their current configuration.

In addition, pedestrian operations on the south side of The Queensway, abutting the site, will be maintained in a 2.1-metre-wide covered and protected walkway within the existing sidewalk.

RECOMMENDATIONS

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

1. Etobicoke York Community Council authorize the closure of the west sidewalk and a 4.5-metre-wide portion of the southbound curb lane on Zorra Street, between The Queensway and a point 50 metres south, from June 23, 2021 to August 31, 2022.

2. Etobicoke York Community Council amend the existing parking prohibition in effect at all times on the east side of Zorra Street, between Queen Elizabeth Boulevard and The Queensway, to be in effect from a point 60 metres south of The Queensway and the south end of Zorra Street.
3. Etobicoke York Community Council prohibit stopping at all times on both sides of Zorra Street, between The Queensway and a point 60 metres south.
4. Etobicoke 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.
5. Etobicoke York Community Council direct the applicant to ensure that the existing sidewalks and/or any proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. Etobicoke 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.
7. Etobicoke 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.
8. Etobicoke 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.
9. Etobicoke 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.
10. Etobicoke 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. Etobicoke 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. Etobicoke York Community Council direct that Zorra 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. Zorway Developments Limited 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 Zorra Street, these fees will be approximately \$43,000.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued June 4, 2020 in relation to Board Case No. PL180191 authorized an amendment to Etobicoke Zoning Code, Site Specific By-law No. 514-2003, for the lands municipally known as 1197 The Queensway and 8 Zorra Street.

City Council, at its meeting on October 29 and 30, 2019, adopted CC 11.3 entitled "1197 The Queensway - Zoning By-law Amendment Application - Request for Directions".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC11.3>

COMMENTS

The Development and Timeline

A 12-storey residential condominium building with ground floor retail is being constructed by Zorway Developments Limited. The site is bounded by The Queensway to the north, Zorra Street to the east, a single family residential home (10 Zorra Street) to the south and a two-storey office building (1199 The Queensway) to the west. The development, in its completed form, will consist of 142 residential condominium units with ground floor retail and a four-level underground parking garage for approximately 121 vehicles and one loading door. Permanent vehicle access will be from Zorra Street.

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

- Excavation and shoring: December 2020 to May 2021;
- Below grade formwork: April 2021 to October 2021;
- Above grade formwork: October 2021 to March 2022;
- Building envelope phase: January 2022 to July 2022; and
- Interior finishes stage: February 2022 to December 2022.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts to 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 13 metres from street level. The excavation will extend from

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property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities including delivery and storage of construction materials cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Zorra Street will be essential to set up construction staging operations for the development.

Existing Conditions

Zorra Street is characterized by the following conditions:

- It is a 2-lane, north-south local roadway
- It operates two-way traffic on a pavement width of approximately 11 metres
- It has a regulatory speed limit of 50 km/h
- There are sidewalks located on both sides of the street
- There is no TTC service on Zorra Street

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

East Side

- No parking anytime between Queen Elizabeth Boulevard and The Queensway

West Side

- The subject area has no posted regulations and therefore, is subject to the unsigned maximum three-hour by-law

Proposed Construction Staging Area

The construction staging area for the development has been installed within the road right-of-way on the west side of Zorra Street abutting the site and is operating with a temporary street occupation permit.

Subject to approval, the south sidewalk and a 4.5-metre-wide portion of the southbound curb lane on Zorra Street will continue to be closed between The Queensway and a point 50 metres south, until August 31, 2022. The existing lanes for northbound and southbound traffic have been realigned to the east, into two 3.25 metres wide lanes for vehicular traffic, in order to accommodate the staging area.

The 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.

Given the requirements to safely operate the staging area on the west side of Zorra Street and the need to maintain two-way vehicular traffic on Zorra Street, a pedestrian sidewalk could not be maintained on the west side of Zorra Street. As a result, pedestrians are advised of this temporary sidewalk closure by appropriate advanced warning signage that have been installed to clearly inform pedestrians to use the east sidewalk on Zorra Street.

Pedestrian operations on the south side of The Queensway, abutting the site, will be maintained in a 2.1-metre-wide covered and protected walkway within the existing sidewalk. The existing eastbound TTC bus stop located on The Queensway west of Zorra Street will be maintained in its current location.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on both sides of Zorra Street, between The Queensway and point 60 metres south.

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 Zorway Developments Limited 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

Attachment 1: Proposed Construction Staging Area - 11-25 Zorra Street

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