

Construction Staging Area - 1285 Queen Street East

Date: March 25, 2021
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 transit service on Queen Street East, City Council approval of this report is required.

Queen Leslie Developments Limited is constructing a six-storey residential development building with ground floor retail, at 1285 Queen Street East. The site is located on Queen Street East, mid-block between Leslie Street and Laing Street.

Transportation Services is requesting authorization to close the south sidewalk and a 3.2 metre-wide portion of the eastbound curb lane on Queen Street East, between a point 110 metres east of Leslie Street and a point 36 metres further east, for a period of 25 months (i.e., May 10, 2021 to June 30, 2023) to accommodate a construction staging area. In addition, Transportation Services is requesting authorization to close a 2.9 metre wide portion of the westbound curb lane on Memory Lane, between a point 120 metres east of Leslie Street and a point 26 metres further east, for a period of 25 months (i.e., May 10, 2021 to June 30, 2023), to accommodate a construction staging area.

Pedestrian operations on the south side of Queen Street East will be maintained in a 1.5-metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Queen Street East will result in the loss of one eastbound traffic lane that is currently designated for on-street parking, resulting in the loss of six parking machine spaces.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and a 3.2 metre-wide portion of the eastbound curb lane on Queen Street East, between a point 110 metres east of Leslie Street and a point 36 metres further east, from May 10, 2021 to June 30, 2023.
2. City Council authorize the closure of a 2.9 metre wide portion of the westbound curb lane on Memory Lane, between a point 120 metres east of Leslie Street and a point 26 metres further east, from May 10, 2021 to June 30, 2023.
3. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday on the south side of Queen Street East, between a point 92 metres east of Leslie Street and a point 55 metres further east.
4. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 4:00 p.m. and from 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m., Sunday at a rate of \$2.00 per hour and for a maximum period of 3 hours, on the south side of Queen Street East, between a point 92 metres east of Leslie Street and a point 55 metres further east.
5. City Council prohibit stopping at all times on the south side of Queen Street East, between a point 92 metres east of Leslie Street and a point 55 metres further east.
6. City Council prohibit stopping at all times on both sides of Memory Lane, between a point 110 metres east of Leslie Street and a point 40 metres further east.
7. City 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.
8. City 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.
9. City 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.
10. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

11. City 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.

12. City 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.

13. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

14. City 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. City 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. City Council direct that Queen Street East and Memory Lane be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Queen Leslie 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 Queen Street East, these fees will be approximately \$320,000 including lost revenue from the parking machines.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued August 21, 2020 in relation to Board Case No. PL171395 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 1285 Queen Street East.

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted Item TE34.52 entitled "1285 Queen Street East - Zoning By-law Amendment Application - Request for Direction Report"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.52>

COMMENTS

The Development and Timeline

A six-storey residential building is being constructed by Queen Leslie Developments Limited at 1285 Queen Street East. The site is bounded by Queen Street East to the north, single storey commercial building to the east, Memory Lane to the south and a single storey retail building to the west. The development, in its completed form, will consist of 77 dwelling units with ground-floor retail, a single-level underground parking garage for approximately 37 vehicles and a loading door. Permanent access will be from Queen Street East.

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. 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.

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

- Excavation and shoring: March 2021 to December 2021;
- Below grade formwork: January 2022 to March 2022
- Above grade formwork: April 2022 to August 2022;
- Building envelope phase: July 2022 to October 2022; and
- Interior finishes stage: December 2022 to June 2023.

A construction staging area will be set up within the road right-of-way on the south side of Queen Street East and north side of Memory Lane, abutting the site for a period of 25 months.

Existing Conditions

Queen Street East is characterized by the following conditions:

- It is a two-way east-west minor arterial roadway with a pavement width of approximately 13 metres.
- The posted speed limit is 40 km/h.
- The 501 Queen streetcar operates on Queen Street East.
- There are sidewalks located on both sides of the street.

The parking regulations on Queen Street East, within the subject section, are as follows:

South side

- No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between a point 62.3 metres east of Logan Avenue and Laing Street
- Pay and display parking is in effect from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m., Sunday, three-hour maximum, between a point 63 metres east of Carlaw Avenue and Laing Street

North side

- No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, between Davies Avenue and Eastern Avenue
- Pay and display parking is in effect from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m., Sunday, three-hour maximum, between Carlaw Avenue and Vancouver Avenue

Proposed Construction Staging Areas:

Construction staging operations on Queen Street East will take place within the existing boulevard allowance and a portion of the eastbound curb lane fronting the site. Subject to approval, the south sidewalk and a 3.2 metre-wide portion of the eastbound curb lane on Queen Street East will be closed, between a point 110 metres east of Leslie Street and a point 36 metres further east, from May 10, 2021 to June 30, 2023. This lane is currently being used for on-street parking except during the afternoon rush hour, when stopping is prohibited.

Pedestrian operations on the south side of Queen Street East will be maintained in a 1.5-metre-wide covered and protected walkway within the closed portion of the existing lane. Streetcar operations will be maintained on Queen Street East. The existing TTC stops on Queen Street East will be maintained.

In addition, a 2.9 metre wide portion of the westbound curb lane will be closed on Memory Lane, between a point 120 metres east of Leslie Street and a point 26 metres further east, from May 10, 2021 to June 30, 2023, in order to accommodate dewatering equipment and site offices.

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 the south side of Queen Street East, between a point 92 metres east of Leslie Street and a point 55 metres further east. The paid parking on the south side of Queen Street East, abutting the site will be removed to accommodate the staging area, resulting in a loss of six parking spaces. The developer is aware that they are responsible for any lost revenue from the pay-and-display parking

In addition it is proposed that stopping be prohibited at all times on both sides of Memory Lane between a point 110 metres east of Leslie Street and a point 40 metres further east. This area is directly abutting the site and Memory Lane will be reduced to one 3.3 metre wide lane in this area.

A drawing of the proposed construction staging area is shown in Attachment 1.

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

Finally, a review of the City's Five-Year Major Capital Works Program indicates that TTC streetcar track replacement is currently scheduled to 2023. The construction staging area is scheduled to be removed in June 2023, and we have been advised that the proposed construction staging area is not expected to conflict with the City's capital works project. However, this development will not be eligible for an extension beyond June 2023, as it would then conflict with proposed capital work.

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

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 193 Queen Street East

Construction Staging Area - 1285 Queen Street East

Construction Staging Area - 1285 Queen Street East



SCALE: N.T.S.

LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 1.5m MINIMUM COVERED WALKWAY
- +—+—+ PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

1285 QUEEN STREET EAST PROPOSED CONSTRUCTION STAGING AREA



DWG. NO. 421T-0101 O.K. FEBRUARY, 2021 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT