

## **Construction Staging Area – 1151 Queen Street East (at Larchmount Avenue)**

**Date:** August 23, 2021  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 14, Toronto-Danforth

### **SUMMARY**

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

Hullmark (1151 Queen East) LP is constructing a six-storey residential rental building, with ground floor retail, at 1151 Queen Street East. The site is located on the south-east corner of Queen Street East and Larchmount Avenue.

Transportation Services is requesting approval to close the east sidewalk and a 2.1 metre-wide portion of the northbound lane on Larchmount Avenue, between Queen Street East and a point 34 metres to the south, for a period of 19 months (i.e. November 1, 2021 to June 1, 2023) to accommodate a construction staging area. The number of northbound lanes will not be reduced on Larchmount Avenue and northbound traffic will be maintained by a 6.5 metre-wide lane. Stopping will be prohibited on the east side at all times due to the partial lane occupation.

Pedestrian movements on the east side of Larchmount Avenue abutting the site will be restricted and directed to the west side sidewalk of Larchmount Avenue. As the Bruce Public School is located south of the development site on the east side, to provide a protected pedestrian crossing for pedestrians during the construction staging period, the developer will install, maintain (during the entire construction period) and remove (at the end of the construction period) a temporary PXO approximately 42 metres south of Queen Street East. In order to ensure parked vehicles do not obstruct pedestrian use of the temporary PXO, or obstruct motorist sightlines of crossing pedestrians, three existing permit parking spaces on the west side of Larchmount Avenue will need to be temporarily removed. Stopping will be prohibited all times on both sides of Larchmount Avenue in the vicinity of the PXO.

No closure of the sidewalk or roadway on Queen Street will be required; however, a 2.1 metre-wide covered and protected walkway will be provided on the existing sidewalk.

## RECOMMENDATIONS

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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 Larchmount Avenue, between Queen Street East and a point 34 metres south, from November 1, 2021 to June 1, 2023.
2. Toronto and East York Community Council rescind the existing no parking regulation in effect all times on the east side of Larchmount Avenue between Queen Street East and a point 54 metres south.
3. Toronto and East York Community Council prohibit stopping at all times on the east side of Larchmount Avenue between Queen Street East and a point 54 metres south.
4. Toronto and East York Community Council rescind the existing permit parking 12:01 a.m. to 7:00 a.m. on the even (west) side of Larchmount Avenue, from at point 30 metres south of Queen Street East to a point 24 metres further south.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Larchmount Avenue from at point 30 metres south of Queen Street East to a point 24 metres further south.
6. Toronto and East York Community Council authorize the temporary installation of a PXO on Larchmount Avenue, approximately 42 metres south of Queen Street East, to be in-operation from November 1, 2021 to June 1, 2023, which the issuance of the construction staging permit must be conditional on the PXO being operational.
7. Toronto and East York Community Council authorize the following conditions of the construction staging permit, which relate to the temporary PXO:
  - A deposit will be required to be submitted to "The Treasurer, City of Toronto", in advance of the permit being issued. The deposit is required to cover costs incurred by the City, in the event the developer does not provide a service that it must, as stipulated in the permit agreement conditions below. Upon completion of the construction project and return to normal operation, the unused portion of the deposit will be returned to the developer.
  - The developer will be responsible for the installation, maintenance and removal of the PXO by one of the electrical contractors pre-approved by the City's Traffic Systems Construction & Maintenance Unit. Maintenance levels specified by the City's Traffic Systems Construction & Maintenance Unit must be followed, to be in accordance with those followed by the City's Electrical Maintenance Contractor for the maintenance of the City's other PXOs.
  - The developer must provide to Transportation Services a 7 day/24 hr contact name, phone number and email address, for the City's dispatchers to forward operational malfunction/complaints to. If the City's dispatcher is not able to reach the contact by phone to provide details of a malfunction/complaint, then the City's Electrical Maintenance Contractor will be dispatched to investigate and complete repairs and the City's dispatcher will send an email to document the malfunction

call and their inability to reach the contact. The response and repair costs will be deducted from the deposit provided to the City.

- The speed hump (at the location of the PXO) will need to be returned to its original condition upon completion of the construction.

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 install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. 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.

16. 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.

17. Toronto and East York Community Council direct that Larchmount Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Hullmark (1151 Queen East) LP 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 Larchmount Avenue, these fees will be approximately \$71,000.00.

The developer will be required to provide a separate security deposit to "The Treasurer, City of Toronto" in the amount of \$63,000.00, to ensure the costs for the PXO maintenance and removal (which will be the responsibility of the developer), are secured by the City and will be held until completion of the construction staging area. The unused portion of the deposit is to be returned to the developer at the end of the construction project.

## **DECISION HISTORY**

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City Council, at its meeting of February 26, 2020, adopted item TE12.7, entitled, "1151 Queen Street East - Zoning Amendment Final Report." The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.7>

City Council, at its meeting of September 30, October 1 and 2, 2020 adopted item MM24.1, entitled, "1151 Queen Street East - Technical Amendments to By-law 234-2020." The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM24.1>

## **COMMENTS**

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### **The Development and Timeline**

Hullmark (1151 Queen East) LP is constructing a six-storey residential rental building with 47 dwelling units, with ground floor retail, and one-level of underground parking for 19 cars at 1151 Queen Street East. Permanent access will be from the laneway at the rear of the site.

The site is bounded by Queen Street East to the north, a five-storey housing co-operative to the east, residential properties to the south and Larchmount Avenue to the west.

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 4.7 meters. 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.

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

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

## **Existing Conditions**

Larchmount Avenue is characterized by the following conditions:

- It is a one-lane, northbound local roadway
- It operates one-way northbound on a pavement width of approximately 14 metres
- The posted regulatory speed limit is 30 km/h
- There is no TTC service provided
- There are sidewalks located on both sides of the street
- The Bruce Public School is located on the east side, mid-block between Queen Street East and Eastern Avenue

The parking regulations on Laird Drive, within the subject section are as follows:

### **East side**

- No parking anytime

### **West side**

- Parking during all times, except by permit only 12:01 a.m. to 7:00 a.m. daily

## **Proposed Construction Staging Area**

Construction staging operations on Larchmount Avenue will take place within the existing boulevard allowance and the northbound lane on the east side of Larchmount Avenue, abutting the site. The east sidewalk and a 2.1 metre-wide portion of the northbound lane on Larchmount Avenue, between Queen Street East and a point 34 metres to the south, will be closed to accommodate construction staging operations for the development. The number of northbound lanes on Larchmount Avenue will not be reduced and northbound traffic will be maintained by a 6.5 metre-wide lane. Stopping will be prohibited at all times on the east side due to the partial lane occupation.

The east sidewalk within the construction staging area will be closed; however, pedestrian operations on the west sidewalk will be maintained. Pedestrians wishing to cross Larchmount Avenue north or south of the staging area will be able to do so at the stop controlled intersection at Queen Street East and at the temporary PXO

Construction Staging Area - 1151 Queen Street East (at Larchmount Avenue)

approximately 42 metres south of Queen Street East respectively. No closure of the sidewalk or roadway on Queen Street will be required; however, a 2.1 metre-wide covered and protected walkway will be provided by the developer on the existing sidewalk abutting the construction site.

In order to ensure parked vehicles do not obstruct pedestrian use of the temporary PXO, or obstruct motorist sightlines of crossing pedestrians, three existing permit parking spaces on the west side of Larchmount Avenue will need to be temporarily removed. Stopping will also be prohibited at all times on both sides of Larchmount Avenue in the vicinity of the PXO.

At the time of this report, the permit parking area has 36 spaces with 28 permits issued. The area can absorb the loss of the three temporary spaces, without adversely impacting the overnight permit parking holders.

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

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Larchmount Avenue is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Hullmark (1151 Queen East) LP has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

The Ward Councillor has been advised of the recommendations in this report.

## **CONTACT**

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Craig Cripps, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-397-5020, [Craig.Cripps@toronto.ca](mailto:Craig.Cripps@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

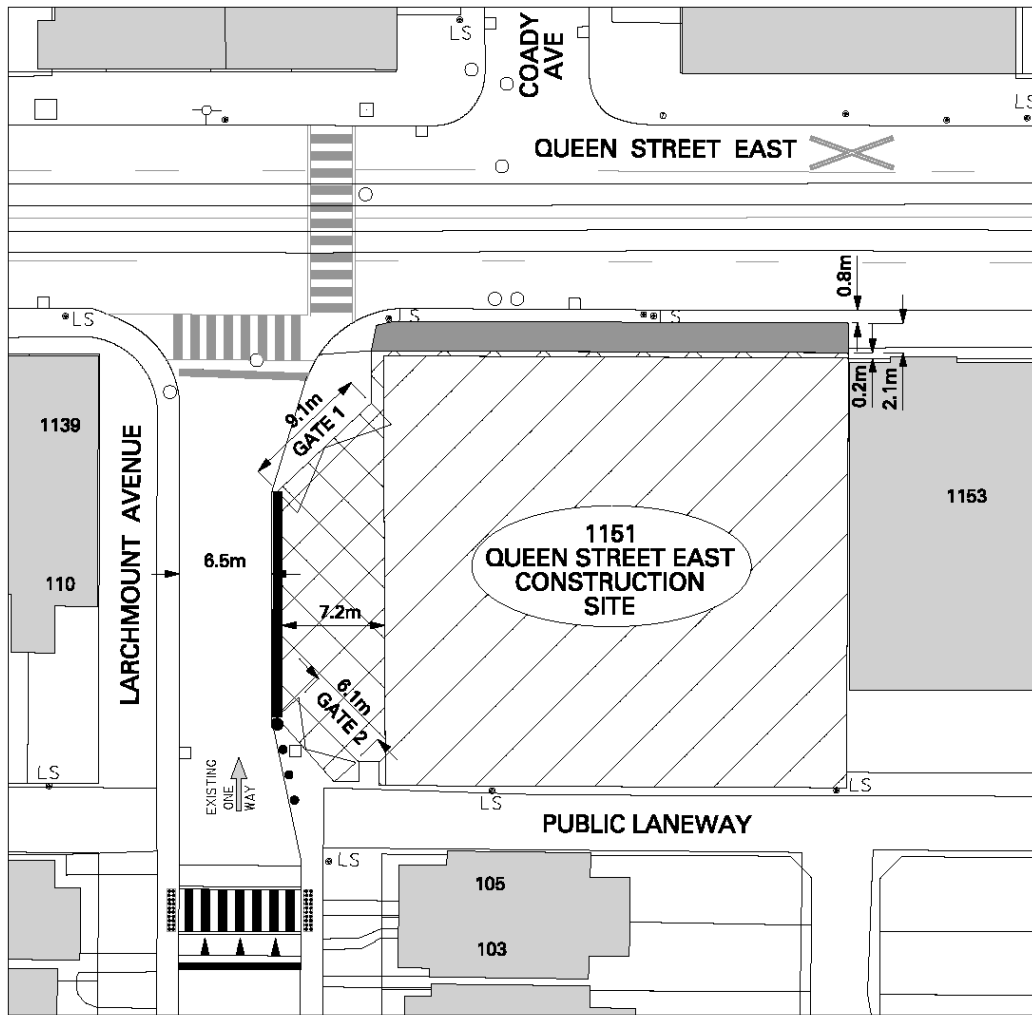
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Attachment 1: Proposed Construction Staging Area - 1151 Queen Street East

Construction Staging Area - 1151 Queen Street East (at Larchmount Avenue)



# Attachment 1: Proposed Construction Staging Area - 1151 Queen Street East



**LEGEND:**

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 2.1m 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.

## PROPOSED CONSTRUCTION STAGING AREA 1151 QUEEN STREET EAST



FILE NO. 421T - 0206

SCALE: N.T.S.

DRAWN BY: O. K.

DATE: AUG. 2021