

## **Construction Staging Area - 1249 Queen Street East**

**Date:** September 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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As the Toronto Transit Commission (TTC) operates a transit service on Queen Street East, City Council approval of this report is required.

Grove Project Management Inc. is constructing a six-storey, 29 unit residential condominium with ground level commercial building at 1249 Queen Street East. The site is located on the south side of Queen Street East, between Leslie Street and Agnes Lane.

Transportation Services is requesting authorization to close the south sidewalk and a portion of the eastbound curb lane on Queen Street East for a period of 10 months (i.e., November 10, 2021 to September 10, 2022) to accommodate a construction staging area. In addition, authorization is being requested to close a 1.3 metre wide portion of the north side of Memory Lane, for a period of 16 months (November 10, 2021 to March 10, 2023).

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 eastbound curb lane. With the construction staging area in place, Queen Street East will operate as one eastbound traffic lane and two westbound traffic lanes.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the south sidewalk and a 1.6 metre wide portion of the eastbound curb lane on Queen Street East, between a point 66 metres east of Leslie Street and a point 18 metres further east, from November 10, 2021 to September 10, 2022.
2. City Council authorize a closure of a 1.3 metre wide portion on the north side of Memory Lane, between a point 66 metres east of Leslie Street and a point 14.1 metres further east, from November 10, 2021 to March 10, 2023.

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3. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the south side of Queen Street East, between a point 66 metres east of Leslie Street and a point 18 metres further east.
4. City Council prohibit stopping at all times on the south side of Queen Street East, between a point 66 metres east of Leslie Street and a point 18 metres further east.
5. 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 66 metres east of Leslie Street and a point 18 metres further east.
6. 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.
7. City 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. 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.
14. 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.

15. City Council direct that Queen Street East and Memory Lane 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. Grove Project Management 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 Queen Street East and Memory Lane, these fees will be approximately \$82,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on December 16, 2020, adopted Item TE21.10 entitled "1249-1251 Queen Street East - Zoning Amendment Application - Final Report".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.10>

## **COMMENTS**

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### **The Development and Timeline**

Grove Project Management Inc. is constructing a six-storey condominium with 29 residential units, one ground level commercial unit and a two-level underground parking garage for 19 vehicles at 1249 Queen Street East. Permanent access will be from Queen Street East for pedestrians, and garage access will be from Memory Lane.

The site is bounded by commercial properties to the east and west, Queen Street East to the north and Memory Lane to the south.

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 9.2 metres. 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 Queen Street East and Memory Lane will be essential to set up construction staging operations for the development.

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

- Excavation and shoring: from November 2021 to February 2021;
- Below grade formwork: from February 2021 to May 2022;

- Above grade formwork: from May 2022 to December 2022;
- Building envelope phase: from April 2022 to November 2022; and
- Interior finishes stage: from June 2022 to May 2023.

## **Existing Conditions**

Queen Street East is characterized by the following conditions:

- It is a four-lane, east-west minor arterial roadway.
- It operates two-way traffic on a pavement width of approximately 13 metres.
- It has a posted regulatory speed limit of 40 km/h.
- There are sidewalks located on both sides of the street.
- There is TTC service provided by the 301, 501 and 503 streetcar routes, and the 31A and 31B bus routes.
- Streetcars share the centre/median lanes with other vehicular traffic.

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

### **North Side**

- No stopping 7:00 a.m. to 9:00 p.m. Monday to Friday, except public holidays.
- Parking machines operate for a maximum period of three hours from 9:00 a.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. on Sunday.

### **South Side**

- No stopping 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays
- Parking machines operate for a maximum period of three hours 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 and 1:00 p.m. to 9:00 p.m. on Sunday.

Memory Lane is characterized by the following conditions:

- It is a one-lane, east-west public laneway
- Its pavement width varies between approximately 8.2 metres and 5.8 metres
- It has a regulatory speed limit of 50 km/h
- There is a sidewalk on the south side, west of Brick Court
- There is no TTC service
- Parking is prohibited on both sides of the laneway

## **Proposed Construction Staging Area**

Subject to approval, to allow construction staging operations, the south sidewalk and a 1.6 metre-wide portion of the eastbound curb lane on Queen Street East will be closed between a point 66 metres east of Leslie Street and a point 18 metres further east. A 1.3 metre-wide portion on the north side of Memory Lane will be closed between a point 66 metres east of Leslie Street and a point 14.1 metres further east.

Construction Staging Area - 1249 Queen Street East

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

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. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of Queen Street East, between a point 66 metres east of Leslie Street and a point 18 metres further east. The proposed staging area will not impact available parking machine spaces.

A temporary loading/hoisting area will be utilized on an as-needed basis by the developer between 7:00 a.m. and 5:00 p.m. Monday to Saturday, which will be controlled by two Traffic Control Persons to assist vehicular traffic, pedestrians and cyclists. Alternating two-way traffic will be maintained during all times. The loading/hoisting area would be 3 metres wide on the north side of Memory Lane, between a point 65 metres east of Leslie Street and a point 12 metres further east.

A review of the City's Five-Year Major Capital Works Program indicates that TTC has planned capital work scheduled for 2023 on Queen Street East. The developer was informed that any request for a time extension for the road occupancy of Queen Street East cannot go beyond June 30, 2023. Given that the proposed construction staging area on Queen Street East is scheduled to be removed in September of 2022, the proposed construction staging area is not expected to conflict with the TTC's capital works project.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Grove Project Management Inc. 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 of this report.

## **CONTACT**

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## **SIGNATURE**

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Roger Browne, M.A.Sc., P. Eng.  
Acting Director, Traffic Management, Transportation Services  
Construction Staging Area - 1249 Queen Street East

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 1249 Queen Street East

