

Construction Staging Area – 1001-1037 The Queensway

Date: June 1, 2023
To: Etobicoke York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

As the Toronto Transit Commission (TTC) operates transit service on Islington Avenue, City Council approval of this report is required.

RioCan is constructing two mixed-use condominium buildings with ground floor retail space at 1001-1037 The Queensway. The west building comprises of an 8 and 10 storey building with a shared podium, while the east building is a 10 and 17 storey building with a shared podium. The site is located on the south side of The Queensway, between Islington Avenue and Dorchester Avenue.

Transportation Services is requesting approval to temporarily close the east sidewalk and a portion of the northbound curb lane on Dorchester Avenue, for a period of 23 months from July 20, 2023 to May 31, 2025, to facilitate construction staging operations. In addition, approval is requested to prohibit stopping along a portion of Dorchester Avenue and Islington Avenue abutting the development site, to accommodate construction vehicles accessing the construction site via entrances on both roadways.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east side sidewalk and a 1.3 metre wide portion of the northbound curb lane on Dorchester Avenue, between The Queensway and a point 88.3 metres further south, from July 20, 2023 to May 31, 2025.
2. City Council prohibit stopping at all times on the east side of Dorchester Avenue, between The Queensway and a point 88.3 metres further south.

3. City Council rescind the existing no parking prohibition in effect all times on the west side of Islington Avenue, between a point 63.4 metres south of The Queensway and a point 12.2 metres further south.
4. City Council prohibit stopping at all times on the west side of Islington Avenue, between a point 63.4 metres south of The Queensway and a point 12.2 metres further south.
5. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
7. City 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.
8. City Council direct the applicant to ensure that the pedestrian route on private property is fully illuminated and equipped with comprehensive CCTV monitoring 24 hours per day daily.
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 request the applicant to install 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 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 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 the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

17. City Council direct that Dorchester Avenue and Islington Avenue be returned to their pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. RioCan 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 Dorchester Avenue and Islington Avenue, these fees will be approximately \$113,000.00.

DECISION HISTORY

The Ontario Land Tribunal, pursuant to its Order issued November 1, 2021 in relation to OMB File Number PL171317, authorized an amendment to Chapters 320 and 324 of the former City of Etobicoke Zoning Code (as amended by Zoning By-law 514-2003), for the lands municipally known as 1001, 1007, 1011 and 1037 The Queensway.

COMMENTS

The Development and Timeline

RioCan is constructing two mixed-use condominium buildings with ground floor retail space at 1001-1037 The Queensway. The west building comprises of an 8 and 10 storey building with a shared podium, while the east building is a 10 and 17 storey building with a shared podium. There are a total of 544 units in the development, and two levels of underground parking for 558 parking spaces. The site is located on the south side of The Queensway, between Islington Avenue and Dorchester Avenue. Based on information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 8.2 metres. Permanent parking access will be from Leeson Avenue. The site is bounded by The Queensway to the north, Islington Avenue to the east, a movie theatre with parking to the south and Dorchester 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. Various options were explored by the developer to set up construction staging operations for the development. 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 May 2022 to November 2022;
- Below grade formwork: from November 2022 to July 2023;
- Above grade formwork: from July 2023 to May 2024;
- Building envelope phase: from February 2023 to June 2023; and
- Interior finishes stage: from February 2024 to April 2025.

Existing Conditions

Dorchester Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 8.3 metres
- The speed limit is 50 km/h
- There is no TTC service provided on this street
- There is a sidewalk located on the east side of the street

The parking regulations on Dorchester Avenue, within the subject section are as follows:

East side

- Unsigned statutory three-hour maximum parking is in effect at all times

West side

- Unsigned statutory three-hour maximum parking is in effect at all times

Islington Avenue is characterized by the following conditions:

- It is a six-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 27.4 metres
- The speed limit is 60 km/h
- TTC service is provided by the 110 Islington Avenue bus route
- There are sidewalks located on both sides of the street

The parking regulations on Islington Avenue, within the subject section are as follows:

East side

- No parking anytime

West side

- No parking anytime

Proposed Construction Staging Area

Subject to approval, the east sidewalk and a 1.3 metre wide portion of the northbound curb lane will be closed on Dorchester Avenue, between The Queensway and a point 88.3 metres further south, to facilitate construction staging operations.

Pedestrians will be advised of the temporary sidewalk closure on the east side of Dorchester Avenue by appropriate advanced warning signage. Pedestrians wishing to move around the north side of the staging area on Dorchester Avenue will be able to do so via the stop controlled crossing at The Queensway and Dorchester Avenue. Pedestrians wishing to move around the south side of the staging area on Dorchester Avenue will be directed east towards the private road Leeson Avenue. Stopping will be prohibited during all times on the east side of Dorchester Avenue between The Queensway and a point 88.3 metres further south, to accommodate construction vehicles accessing the construction site via two gates on the east side of the roadway. The number of traffic lanes on Dorchester Avenue will be maintained and both northbound and southbound lanes will be reduced from approximately 4.2 metres to 3.5 metres wide.

On Islington Avenue, an approximately 1.1 metre wide portion of the City's right-of-way abutting the site will be occupied as part of the staging area, from The Queenway to a point 75.6 metres south. The sidewalk on the west side of Islington Avenue will however remain open and a 2.1 metre wide covered and protected walkway will be provided. Stopping will be prohibited during all times on the west side of Islington Avenue between a point 63.4 metres south of The Queensway and a point 12.2 metres further south, to accommodate construction vehicles accessing the construction site via a gate on the west side of the roadway.

A review of the City's Five-Year Major Capital Works Program indicates that watermain structural lining work is planned on Dorchester Avenue in 2025. In addition, watermain replacement work is planned for 2023-2024 and Gardiner Expressway Rehabilitation work is planned for 2024-2027 on Islington Avenue in the vicinity of the area. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the planned activities, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that RioCan, 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Dorchester Avenue and Islington Avenue for periods of less than 30 consecutive days over the 23-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1001-1037 The Queensway

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