

## **Construction Staging Area – 801 The Queensway**

**Date:** August 30, 2023  
**To:** Etobicoke York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 3, Etobicoke-Lakeshore

### **SUMMARY**

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

Marlin Spring Developments is constructing a ten-storey residential condominium building together with retail use on the ground floor at 801 The Queensway. The site is located on the south-east corner of The Queensway and Taymall Avenue.

Transportation Services is requesting approval to close the south sidewalk and a portion of the south side eastbound curb lane on The Queensway for a period of 14 months, from November 1, 2023 to December 31, 2024, to facilitate construction staging operations. Pedestrian movements on the south side of The Queensway, abutting the site, will be maintained in a minimum 2.1 metre-wide covered and protected walkway.

Additionally, approval is being requested to close the northbound curb lane, the east sidewalk and 1.0 metre wide portion of the northbound left-turn lane on Taymall Avenue for a period of 14 months. Pedestrian movements on the east side of Taymall Avenue, abutting the site, will be maintained in a minimum 2.1 metre-wide covered and protected walkway.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the south sidewalk and the eastbound curb lane on The Queensway, between Taymall Avenue a point 67.7 metres further east, and provision of a temporary minimum 2.1 metre-wide pedestrian walkway within the closed portion of the eastbound curb lane, from November 1, 2023 to December 31, 2024.
2. City Council authorize the closure of the northbound curb lane, the east sidewalk and 1.0 metre wide portion of the northbound left-turn lane on Taymall Avenue, between

The Queensway and a point 50 metres further south, and provision of a temporary minimum 2.1 metre-wide pedestrian walkway within the closed portion of the northbound lanes, from November 1, 2023 to December 31, 2024.

3. City Council rescind the existing parking prohibition in effect at all times on the south side of The Queensway, between Taymall Avenue and a point 67.7 metres east.

4. City Council prohibit stopping at all times on the south side of The Queensway, between Taymall Avenue and a point 67.7 metres east.

5. City Council rescind the existing parking prohibition in effect at all times on the both sides of Taymall Avenue, between The Queensway and a point 78.8 metres south.

6. City Council prohibit stopping at all times on both sides of Taymall Avenue, between The Queensway and a point 78.8 metres south.

7. 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.

8. 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).

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
15. 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.
16. 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.
17. 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.
18. City Council direct that The Queensway and Taymall 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. Marlin Spring Development 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 The Queensway and Taymall Avenue these fees will be approximately \$119,000.

## **DECISION HISTORY**

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City Council, at its meeting on July 19, 20, 21, and 22, 2022 adopted Item 2022.EY33.3 and in so doing, amended Zoning By-law No. 514-2003 for the lands municipally known as 801 The Queensway.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY33.3>

## **COMMENTS**

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### **The Development and Timeline**

Marlin Spring Developments is constructing a 10-storey residential condominium building with 206 units, ground floor retail use, and two level underground parking for 133 cars at 801 The Queensway. Permanent access to condominium building will be from The Queensway. The site is bounded by The Queensway to the north, Consol Road (Apartment Building) to the east, Taymall Avenue to the west, and 7 Taymall Avenue (Industrial Building) to the south.

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

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 approximately 9.7 metres. Various options were explored by the developer to set up construction staging operations for the development within the development 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.

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

- Demolition: Completed
- Excavation and shoring: from July 2023 to December 2023;
- Below grade formwork: from December 2023 to May 2024;
- Above grade formwork: from May 2024 to December 2024;
- Building envelope phase: from July 2024 to November 2024; and
- Interior finishes stage: from September 2024 to July 2025;

## **Existing Conditions**

The Queensway is characterized by the following conditions:

- It is a five-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 19 metres
- The daily two-way traffic volume is approximately 24,400 vehicles
- The speed limit is 50 km/h
- TTC service is provided by number 80 bus
- There are sidewalks located on both of the street

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

### **North side**

- No parking anytime, between Wadsworth Crescent (east intersection) and Royal York Road

### **South side**

- No parking anytime, between a point 29.5 metres east of Plastics Avenue and Royal York Road

Taymall Avenue is characterized by the following conditions:

- It is a three-lane, north-south, local road
- It operates two-way traffic on a pavement width of approximately 12 metres
- The daily two-way traffic volume is approximately 9000 vehicles
- The speed limit is 50 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both of the street

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

**East side**

- No parking anytime, between The Queensway and Queen Elizabeth Boulevard

**West side**

- No parking anytime, between a point 190 metres north of Queen Elizabeth Boulevard and The Queensway

**Proposed Construction Staging Area(s)**

Subject to approval, the south sidewalk and the eastbound curb lane on The Queensway, between Taymall Avenue and a point 67.7 metres further east will be closed to accommodate construction staging operations for the development. Pedestrian movements will be accommodated in minimum 2.1 metre wide covered walkway within the existing sidewalk and the closed eastbound lane on the south side of The Queensway. Pedestrian operations on the north sidewalk are maintained. TTC service will not be affected. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the south side of The Queensway within the work zone. The existing parking regulations on the north side of the street will remain in effect

Additionally, the east sidewalk on Taymall Avenue, the northbound curb lane, and 1.0-metre wide portion of the northbound left-turn lane will be closed, between The Queensway and a point 50 metres further south to accommodate construction staging. Pedestrian movements will be accommodated in a 2.1 metre wide covered walkway within the existing sidewalk and northbound lanes on the east side of Taymall Avenue. Pedestrian operations on the west sidewalk will be maintained. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on both sides of Taymall Avenue, between The Queensway and a point 78.8 metres further south.

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 that there are several construction projects planned on The Queensway and on Taymall Avenue.

On The Queensway, Rogers Communication has work scheduled from 2022 to 2023 related to cable puling. Toronto Hydro Electric Systems Ltd plans overhead electric works from 2023 to 2025. Additionally, Transportation Services has road resurfacing works that's scheduled to begin in 2024, and Toronto Water plans watermain structural lining to begin in 2024.

On Taymall Avenue, Rogers Communication has work planned from 2022 to 2023 related to cable puling. Toronto Hydro Electric System Ltd has a project involving overhead electrical works scheduled from 2023 to 2025. Toronto Water has watermain structural lining construction project scheduled to start in 2024 and watermain replacement works to begin in 2025. Additionally, Transportation Services has a road reconstruction project scheduled to begin in 2026.

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 Marlin Spring Developments, 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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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 801 The Queensway

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