

Construction Staging Area – 182-184 Spadina Avenue

Date: August 31, 2023

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

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

Magna Hotels is constructing a 15-storey hotel with a total of 250 units with three levels of underground parking for approximately 55 cars and one loading door. The site is located on the west side of Spadina Avenue north of Queen Street West.

Transportation Services is requesting approval to close the west sidewalk and a portion of the parking lay-by on Spadina Avenue and the east sidewalk and a portion of the road on Cameron Street for a period of 36 months, from July 1, 2023 to July 1, 2026 to facilitate construction staging operations.

Pedestrian movements on the west side of Spadina Avenue abutting the site will be maintained. Pedestrian movements on the east side of Cameron Street abutting the site will be maintained. Cameron Street between Queen Street West and a point 100 metres north will be designated as one-way for southbound traffic only. The construction staging area will result in the loss of six on-street parking machine spaces on the east side of Cameron Street and three parking machines spaces on the west side of Spadina Avenue.

RECOMMENDATIONS

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

1. City Council authorize the closure of a 5.9 metre wide portion of the west sidewalk and 2.1 metre portion of the parking lay-by on Spadina Avenue between a point 80 metres north of Queen Street West to a point 15 metres further north, from July 1, 2023 to July 1, 2026.

2. City Council authorize the closure of a 2.5 metre wide portion of the east sidewalk and a 5.9 metre portion of the roadway on Cameron Street between a point 72 metres

north of Queen Street West to a point 22 metres further north, from July 1, 2023 to July 1, 2026.

3. City Council designate Cameron Street, between Queen Street West and a point 100 metres north, as one-way for southbound traffic only.

4. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the east side of Cameron Street, between a point 32 metres north of Queen Street West and a point 68 metres further north.

5. City Council rescind the existing no parking prohibition in effect at all times on the west side of Cameron Street, between a point 72 metres north of Queen Street West and a point 22 metres further north.

6. City Council prohibit stopping 7:00 a.m. to 7:00 p.m., Monday to Friday on the east side of Cameron Street between a point 32 metres north of Queen Street West and a point 40 metres further north.

7. City Council prohibit stopping at all times on the east side of Cameron Street between a point 72 metres north of Queen Street West and a point 22 metres further north.

8. City Council prohibit stopping at all times on the west side of Cameron Street between a point 72 metres north of Queen Street West and a point 22 metres further north.

9. City Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.

10. City Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.

11. 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.

12. 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.

13. 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.

14. 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 Construction Staging Area - 182-184 Spadina Avenue

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.

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

16. 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.

17. 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.

18. City Council direct that Cameron Street and Spadina Avenue be returned to its pre-construction traffic regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Magna Hotels 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 Cameron Street and Spadina Avenue these fees will be approximately \$886,957.56.

DECISION HISTORY

City Council, at its meeting on May 10, 2023, adopted Item 2023.TE4.9, in so doing, amended zoning By-law 569-2013 for the lands at 182-184 Spadina Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE4.9>

COMMENTS

The Development and Timeline

The site is bounded by an adjacent building 186 Spadina Avenue to the north, an adjacent building 174 Spadina Avenue to the south, Cameron Street to the west and Spadina Avenue to the 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 to a depth of 12 metres.

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

- Demolition: Completed;
- Excavation and shoring: from July 2023 to January 2024;
- Below grade formwork: from January 2024 to June 2024;
- Above grade formwork: from June 2024 to August 2024;
- Building envelope phase: from July 2024 to January 2026;
- Interior finishes stage: from September 2024 to July 2026.

Existing Conditions

Cameron Street 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 9.8 metres
- The speed limit is 30 km/h
- There are sidewalks located on both sides of the street

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

East side

- Pay and Display parking from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday
- Permit parking from 12:00 a.m. to 7:00 a.m., daily

West side

- No parking anytime

Spadina Avenue is characterized by the following conditions:

- It is a four-lane, north-south major arterial roadway
- It operates two way traffic on a pavement width of approximately 22 metres
- The speed limit is 40 km/h
- There is TTC street car service
- There are sidewalks located on both sides of the street

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

West side

- Pay and Display parking from 8:00 a.m. to 9:00 p.m., Monday to Sunday;

Proposed Construction Staging Area

Cameron Street

Subject to approval, a 2.5 metre wide portion of the east sidewalk and a 5.9 metre portion of the roadway on Cameron Street between a point 72 metres north of Queen Street West to a point 22 metres further north will be closed to facilitate construction staging operations. Due to the reduced roadway width of 4.0 metres, Cameron Street

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will need to be converted to a one-way southbound operation from Queen Street West to a point 100 metres north. To enhance traffic flow around the staging area, stopping will be prohibited at all times. In order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that six of the existing parking machine spaces on the subject section of Cameron Street be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these parking spaces.

Pedestrian movements on the east side of Cameron Street will be maintained in a 2.1 metre covered walkway.

Spadina Avenue

Subject to approval, a 5.9 metre wide portion of the west sidewalk and a 2.1 metre portion of the parking lay-by on Spadina Avenue will be closed. Pedestrian movements on the west sidewalk of Spadina Avenue will be maintained in a 2.1 metre covered walkway. The relocated pedestrian walkway will result in the loss of three parking machine spaces. The applicant will be responsible for paying the lost revenue for these parking spaces.

There are no proposed lane closures on Spadina Avenue. The existing TTC streetcar stops in the area will be maintained and do not require re-location.

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

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

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 Cameron Street and Spadina Avenue is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Magna Hotels 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 Cameron Street and Spadina Avenue for periods of less than 30 consecutive days over the 36-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 - 182-184 Spadina Avenue

Construction Staging Area - 182-184 Spadina
Avenue

