

Construction Staging Area – 60 Queen Street East

Date: October 30, 2023
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre

SUMMARY

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

Deltera Inc. is constructing a 57 storey mixed use development consisting of residential, below-grade parking, retail, and heritage uses. The site is located on the north side of Queen Street East between Church Street and Dalhousie Street.

Transportation Services is requesting approval to temporarily close the west sidewalk and a section of the southbound curb lane on Dalhousie Street for a period of 20 months, from November 16, 2023 to June 30, 2025 to accommodate a construction staging area. A separate report will be completed in 2025 to address Phase 2 which is projected to be completed by March 2028.

Pedestrian movements on both sides of Dalhousie Street will be closed. Pedestrian movements will be maintained in a 2.1 metre-wide covered and protected walkway within the existing sidewalk on the east side of Church Street and the north side of Queen Street East. A section of Dalhousie Street will be designated as one-way for northbound traffic only.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk and a 4.2 metre wide portion of the southbound curb lane on Dalhousie Street, between Queen Street East and a point 33 metres north, from November 16, 2023 to June 30, 2025.

2. Toronto and East York Community Council designate Dalhousie Street, between Queen Street East and a point 92.4 metres north, as one-way for northbound traffic only.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect all times, on the west side of Dalhousie Street, between Queen Street East and a point 86.9 metres north.
4. Toronto and East York Community Council prohibit stopping at anytime on the west side of Dalhousie Street, between Queen Street East and a point 86.9 metres further north.
5. Toronto and East York Community 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. Toronto and East York Community 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. 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.
8. 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.
9. Toronto and East York Community 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.
10. 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.
11. 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.

12. 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.

13. 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.

14. 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.

15. Toronto and East York Community 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.

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

17. Toronto and East York Community Council direct that the occupation permit for construction staging on Dalhousie Street be conditional, subject to there being no conflicts with Metrolinx transit project construction.

FINANCIAL IMPACT

There is no financial impact to the City. Deltera 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 Dalhousie Street, these fees will be approximately \$1,300,000.00.

DECISION HISTORY

City Council, at its meeting on November 25, 2020, adopted Item TE20.5 and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 60-64 Queen Street East and 131-135 Church Street.

[Agenda Item History - 2020.TE20.5 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

Deltera Inc. is constructing a 57 storey mixed use development consisting of four levels of below-grade parking, retail and heritage uses on the Ground Floor, and residential uses on Floors 2-57. The site is located on the north side of Queen Street East between Church Street and Dalhousie Street. The site is bounded by private property to the north, Queen Street East to the south, Church Street to the west, and Dalhousie Street to the east. Permanent parking access will be from Dalhousie Street.

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:

- Demolition: from August 2023 to January 2024
- Excavation and shoring: from January 2024 to April 2024;
- Below grade formwork: from May 2024 to January 2025;
- Above grade formwork: from January 2025 to January 2027;
- Building envelope phase: from October 2025 to March 2027; and
- Interior finishes stage: from September 2027 to March 2028.

Existing Conditions

Dalhousie 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 8 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

West side

- No parking anytime

East side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. on Sunday

Proposed Construction Staging Area

Construction staging operations on Dalhousie Street will take place within the existing boulevard allowance and the southbound lane on the west side of Dalhousie Street, abutting the site. The west sidewalk and the southbound lane on Dalhousie Street, between Queen Street East and a point 92.4 metres north, will be closed to accommodate construction staging operations for the development. This section of Dalhousie Street will also be designated as one-way for northbound traffic only. Pedestrian movements will be restricted on both sides of Dalhousie Street. Pedestrian movements will be accommodated within a 2.1 metre-wide covered and protected walkway within the existing sidewalks on the north side of Queen Street East and on the east side of Church Street. The existing TTC bus shelter and streetcar stop on Queen Street East will be relocated. To enhance traffic flow around the staging area, stopping will be prohibited at all times on the west side of Dalhousie Street, between Queen Street East and a point 86.9 metres north.

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 the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Dalhousie Street, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

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

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Dalhousie Street or periods of less than 30 consecutive days over the 20-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 - 60 Queen Street East

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