

Construction Staging Area – 950 King Street West (Supplementary Report)

Date: March 15, 2024
To: City Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

At its meeting on February 21, 2024, Toronto and East York Community Council forwarded to City Council without recommendations Item TE11.19 - "Construction Staging Area - 950 King Street West" and directed the General Manager, Transportation Services to investigate the feasibility of alternative options i.e., the possible retention of both pedestrian and cyclist facilities and also potentially reducing the time duration of the proposed closures on the public right-of-way and report directly to the March 20, 2024 meeting of City Council.

This report proposes an alternative design option that maintains the northbound and southbound bicycle lanes, as well as pedestrian operations on both sides of Strachan Avenue, in the vicinity of the construction staging area at 950 King Street West. The proposed construction staging area is required for a period of 31 months from August 1, 2024 to February 28, 2027.

In order to maintain both sidewalks and cycling facilities, the southbound left-turn lane at the intersection of Strachan Avenue and King Street West will be temporarily removed for the duration of construction. Pedestrian movements on the east side of Strachan Avenue, abutting the site, will be maintained in a 1.5 metre-wide covered and protected walkway.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk, and the southbound left-turn vehicle traffic lane on Strachan Avenue, between King Street West and a point 42 metres further north, and provision of a temporary pedestrian walkway within the closed

portion of the northbound curb lane from August 1, 2024 to February 28, 2027, inclusive.

2. City Council prohibit southbound left-turns at all times at the intersection of Strachan Avenue and King Street West, from August 1, 2024 to February 28, 2027, inclusive.

3. City Council authorize the full closure of the public laneway east of Strachan Avenue north of King Street West, between a point 5 metres north of King Street West and a point 22 metres further east, from August 1, 2024 to February 28, 2027, inclusive.

4. City Council rescind the existing parking machine regulation in effect from 7:00 p.m. to 9:00 p.m., Monday to Friday, on the north side of King Street West, between a point 36.5 metres east of Strachan Avenue and a point 28 metres further east.

5. City Council rescind the existing parking machine regulation in effect from 10:00 a.m. to 3:00 p.m. Monday to Friday.; 8:00 a.m. to 9:00 p.m. Saturday and Sunday, on the north side of King Street West, between a point 36.5 metres east of Strachan Avenue and a point 28 metres further east.

6. City Council rescind the existing stopping prohibition in effect 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays on the north side of King Street West, between a point 36.5 metres east of Strachan Avenue and a point 28 metres further east.

7. City Council prohibit stopping at all times on the north side of King Street West, between a point 36.5 metres east of Strachan Avenue and a point 28 metres further east.

8. 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.

9. 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).

10. 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.

11. 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.

12. 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.

13. 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.

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 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 the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

19. City Council direct the applicant to 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, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

20. City Council direct that Strachan Avenue, King Street East, and the public laneway east of Strachan Avenue north of King Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

21. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. Verdiroc Construction Corporation 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 Strachan Avenue, King Street West, and on the public laneway east of Strachan Avenue north of King Street West these fees will be approximately \$871,000.00 including lost revenue from the parking machines.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on February 21, 2024, forwarded to City Council without recommendations Item TE11.19 - "Construction Staging Area - 950 King Street West" and directed the General Manager, Transportation Services to investigate the feasibility of alternative options for the proposed pedestrian and cycling closures on Strachan Avenue, including the possible retention of both pedestrian and cyclist facilities and also potentially reducing the duration of the proposed closures on the public right-of-way and report directly to the March 20, 2024 meeting of City Council.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE11.19>

City Council, at its meeting on January 24, 2024, adopted Item - 2024.TE10.17 and in so doing, approved the demolition of heritage properties with conditions for the lands municipally known 938, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE10.17>

City Council, at its meeting on March 10, 2021, adopted Item - 2021.TE23.12 - Zoning By-law 569-2013 Amendment Application - Final Report for the lands municipally known 938 - 950 King Street West and 95 - 99 Strachan Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE23.12>

COMMENTS

Verdiroc Construction Corporation is constructing a 14-storey residential building consisting of 192 units together with ground floor retail, and one levels of underground parking at 950 King Street West. The site is bounded by a private property to the north, public laneway to the east, King Street West to the south, and Strachan Avenue to the west.

Construction Staging Area - Alternative Design Option

At the request of City Council, Transportation Services and the developer conducted a secondary assessment of the Traffic Management Plan, to review the feasibility of shortening the construction duration and to develop a plan to maintain pedestrian and cycling movements around the construction staging area on Strachan Avenue.

The original timeline for the construction area was 35 months, from February 29, 2024 to January 31, 2027 however, the developer has now shortened the duration to 31 months August 1, 2024 to February 28, 2027. In order to achieve the shortened duration, the first phase of construction will be conducted mainly within the site, with temporary closures of the sidewalk during work hours until July 31, 2024. Pedestrian movements will be redirected from the east side of Strachan Avenue to the west side of the roadway. Advanced warning signage will be installed daily to inform pedestrians of the temporary closure. The bike lanes will not be impacted during this phase.

In the next phase, the alternative design option proposes to remove the southbound left-turn lane and closure of the east sidewalk on Strachan Avenue, between King Street West and a point 42 metres further north. The closure of the southbound left-turn lane will provide the additional space needed to maintain the northbound and southbound bicycle lanes, as well as pedestrian movements on both sides of Strachan Avenue. On the east side of Strachan Avenue, adjacent to the site, pedestrians will be redirected into a 1.5 metre wide covered and protected walkway within the existing northbound traffic lane. To maintain efficient flow of traffic, the southbound left-turn movements will be prohibited at the intersection of Strachan Avenue and King Street West. Motorists may conduct a southbound left-turn in order to go east at the intersection of Strachan Avenue and Wellington Street West, and upstream at Adelaide Street West. The redirected southbound left-turn movements will not negatively impact the capacity at other intersections. In summary, one northbound and southbound traffic lane, bicycle lanes and sidewalks on both sides of Strachan Avenue will be maintained.

Additionally, subject to approval, the public laneway east of Strachan Avenue north of King Street West, between a point 5 metres north of King Street West and a point 22 metres further north will be closed to accommodate construction staging operations for the development. Signage will be posted advising road users that the laneway is closed. Only local traffic will be permitted to enter the laneway using the access from Adelaide Street West.

On the north side of King Street West, pedestrian movements will be maintained within a 1.9 metre covered and protected walkway on the on the existing sidewalk. Pedestrian operations on the south sidewalk will be maintained. TTC streetcar service will not be affected. In order to facilitate safe and efficient inbound and outbound turn manoeuvres, stopping will be prohibited on King Street West, in the vicinity of the site. As a result, three parking machine spaces will be temporarily removed. The applicant will be responsible for paying the lost revenue for these three parking spaces. A drawing of the proposed alternative design option is shown in Attachment 1.

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 - 950 King Street West

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