

Construction Staging Area – 31 and 33 Parliament Street (Supplementary Report)

Date: November 18, 2024

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

At its meeting on October 24, 2024, Toronto and East York Community Council deferred consideration of Item TE17.21 "31 and 33 Parliament Street - Construction Staging Area" to the December 4, 2024 Toronto and East York Community Council meeting. Prior to considering this item, the local Councillor requested that Transportation staff investigate the feasibility of maintaining pedestrian access on the east side of Parliament Street, including the installation of a covered walkway, and potentially reducing the overall duration of the proposed closures in the public right-of-way, and for staff to consult with the Gooderham and Worts Neighbourhood Association (GWNA).

This report contains results of the feasibility analysis for maintaining pedestrian access in this area, as well as proposed resolutions to traffic congestion concerns highlighted by the GWNA. The analysis demonstrated that the implementation of a temporary pedestrian path on the east side of Parliament Street is not feasible as it leaves insufficient space for trucks to travel northbound on Parliament Street. Measures to address additional concerns raised by GWNA regarding traffic congestion caused by the occupancy of the northbound curb lane on Parliament Street have been developed. These include establishing a no stopping zone on the west side of Parliament Street, in the vicinity of the construction staging area and to restrict truck movements including deliveries to the sites between 8:00 a.m. and 9:00 a.m., daily.

The proposed construction staging area is unchanged and required for a period of 28 months from December 18, 2024 to March 31, 2027 for 31 Parliament Street and a period of 13 months from December 18, 2024 to December 31, 2025 for 33 Parliament Street.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and a 3.6 metre wide portion of the northbound curb lane on Parliament Street between a point 140 metres north of Lake Shore Boulevard East and a point 45 metres further north from December 18, 2024 to March 31, 2027 inclusive.
2. City Council authorize the closure of the east sidewalk and a 3.6 metre wide portion of the northbound curb lane on Parliament Street between a point 82 metres south of Mill Street and a point 65 metres further south from December 18, 2024 to December 31, 2025 inclusive.
3. City Council rescind the existing parking prohibition from 7:00 a.m. to 4:00 p.m., on the east side of Parliament Street, between a point 140 metres north of Lake Shore Boulevard East and a point 45 metres further north.
4. City Council rescind the existing parking prohibition from 7:00 a.m. to 4:00 p.m., on the east side of Parliament Street, between a point 82 metres south of Mill Street and a point 65 metres further south.
5. City Council rescind the existing stopping prohibition from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the east side of Parliament Street, between a point 140 metres north of Lake Shore Boulevard East and a point 45 metres further north.
6. City Council rescind the existing stopping prohibition from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the east side of Parliament Street, between a point 82 metres south of Mill Street and a point 65 metre further south.
7. City Council rescind the existing parking prohibition from 9:00 a.m. to 6:00 p.m on the west side of Parliament Street, between Lake Shore Boulevard East and Mill Street.
8. City Council rescind the existing stopping prohibition from 7:00 a.m to 9:00 a.m, Monday to Friday, except public holidays, on the west side of Parliament street, between Lake Shore Boulevard East and Mill Street.
9. City Council prohibit stopping at all times on the east side of Parliament Street, between a point 140 metres north of Lake Shore Boulevard East and a point 45 metres further north.
10. City Council prohibit stopping at all times on the east side of Parliament Street, between a point 82 south of Mill Street and a point 65 metres further north.
11. City Council prohibit stopping at all times on the west side of Parliament Street, between Lake Shore Boulevard East and Mill Street.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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 bicycle lanes.
20. City Council direct that Parliament Street be returned to its pre-construction traffic and parking regulations when the project is complete.
21. 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 with 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.
22. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.
23. City Council direct the applicant to suspend truck movements including deliveries to the site between 8:00 a.m. and 9:00 a.m. weekdays.

FINANCIAL IMPACT

There is no financial impact to the City. Lanterra Developments and Laughlin Solutions are 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 fronting 31 Parliament Street and 33 Parliament Street, these fees will be approximately \$850,000.00 and \$460,000.00, respectively.

DECISION HISTORY

Toronto East York Community Council, at its meeting on October 24, 2024 deferred Item TE17.21 entitled "31 and 33 Parliament Street - Construction Staging Area"
[Agenda Item History - 2024.TE17.21 \(toronto.ca\)](#)

Toronto East York Community Council, at its meeting on September 25, 2024 deferred Item TE16.23 entitled "31 and 33 Parliament Street - Construction Staging Area"
[Agenda Item History - 2024.TE16.22 \(toronto.ca\)](#)

City Council, at its meeting on June 8, 2021 adopted Item CC34.7 entitled "31 Parliament Street - Local Planning Appeal Tribunal Appeal - Request for Directions"
[Agenda Item History - 2021.CC34.7 \(toronto.ca\)](#)

City Council, at its meeting on July 23, 2018 adopted Item CC44.7 entitled "33 and 37 Parliament Street - Local Planning Appeal Tribunal Appeal - Request for Directions"
[Agenda Item History - 2018.CC44.7 \(toronto.ca\)](#)

City Council, at its meeting on January 31, 2017 adopted Item TE21.8 entitled "31 Parliament Street - Official Plan Amendment and Zoning Amendment Application"
[Agenda Item History - 2017.TE21.8 \(toronto.ca\)](#)

COMMENTS

Lanterra Developments and Laughlin Solutions are constructing a 41-storey and a 32-storey condominium building at 31 Parliament Street and 33 Parliament Street, respectively. The developments are neighbouring properties and are located on the east side of Parliament Street, between Distillery Lane and the rail corridor to the south.

Construction Staging Area - Feasibility Analysis of Maintaining Pedestrian Access and Measures to Address Traffic Congestion Concerns Raised by GWNA

Based on an analysis, the proposed installation of a temporary pedestrian walkway on the east side of Parliament Street, around the construction staging area, would result in an insufficient lane width on the northbound through lane. In order to achieve the

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minimum lane width, a transition zone would need to be implemented north of the rail bridge and the southbound centre lane would need to be converted to a northbound lane. However, the transition zone is limited by the median under the rail bridge and only 3.0 metres would be available. The reduced lane width does not allow large trucks to get through this pinch point. Therefore, a temporary pedestrian path is not practical for maintaining vehicle traffic through Parliament Street and also further reduces the vehicle capacity contributing to more congestion in the area.

In view of the above, Transportation Services recommends the temporary closure of the east sidewalk and redirecting pedestrians to the west sidewalk on Parliament Street

The GWNA have highlighted the priority to tackle congestion in the area and Transportation Services recommends the following measures to address this concern:

1. Restrict truck movements including deliveries to the site between 8:00 a.m. and 9:00 a.m. weekdays to prevent the intermittent stoppage of northbound and south bound traffic during morning peak period
2. Prohibit stopping at all times on the west side of Parliament Street, between Mill Street and Lake Shore Boulevard East to improve southbound traffic flow.

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 - 31 Parliament Street and 33 Parliament Street

Attachment 1: Proposed Construction Staging Area - 31 and 33 Parliament Street

