

Construction Staging Area – 182-184 Spadina Avenue

Date: December 12, 2024

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

As Spadina Avenue is classified as a major arterial street, City Council approval of this report is required.

Manga Hotels is constructing a 15-storey hotel at 182-184 Spadina Avenue. The site is located on the west side of Spadina Avenue, north of Queen Street West.

Transportation Services is requesting authorization to close the west sidewalk and a portion of the parking lay-by on Spadina Avenue, from a point 85 metres north of Queen Street West to a point 15 metres further north. Pedestrian movements on the west side of Spadina Avenue will be accommodated in a temporary pedestrian walkway within the closed parking layby.

Additionally, authorization is being requested to close the east sidewalk and northbound lane on Cameron Street. With the closure in place, the remaining road width is too narrow to accommodate two-way traffic. Therefore, Transportation Services is requesting authorization to temporarily convert a section of Cameron Street, abutting the site, from a two-way traffic operation to a one-way southbound traffic operation.

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 on Spadina Avenue between a point 85 metres north of Queen Street West to a point 15 metres further north, with the provision of a temporary pedestrian walkway within the closed parking layby, from February 28, 2025 to August 1, 2027.

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 80 metres north of Queen Street West to a point 22 metres further north, with a provision of a temporary pedestrian walkway within the closed portion of the roadway, from February 28, 2025 to August 1, 2027.
3. City Council authorize the implementation of one-way traffic operation on Cameron Street, between a point 80 metres north of Queen Street West and a point 22 metres further north, 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 \$4.00 per hour and for a maximum period of three hours, on the east side of Cameron Street, between a point 36 metres north of Queen Street West and a point 63 metres further north.
5. City Council rescind the existing permit parking regulation in effect at all times, except during parking meter hours, from 12:00 midnight to 7:00 a.m. on the odd (east) side of Cameron Street, between a point 36 metres north of Queen Street West and a point 63 metres further north.
6. City Council rescind the existing parking prohibition in effect at all times on the west side of Cameron Street, between a point 45 metres north of Queen Street West and a point 55 metres further north.
7. City Council prohibit stopping at all times on the east side of Cameron Street between a point 36 metres north of Queen Street West and a point 63 metres further north.
8. City Council prohibit stopping at all times on the west side of Cameron Street between a point 45 metres north of Queen Street West and a point 63 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 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. Manga 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 \$785,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on October 18, 2023 referred Item TE8.51, back to the Director, Traffic Management, Transportation Services for further consideration.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE8.51>

Toronto and East York Community Council, at its meeting on September 19, 2023 postponed consideration of item, 2023.TE7.37, until the October 18, 2023 Toronto and East York Community Council meeting.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE7.37>

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, Spadina Avenue to the east, an existing condominium building to the south, and Cameron Street to the west.

Based on the information provided by the developer, the entire site will be excavated to a depth of 11.25 metres from the street level. The excavation will extend from property line to property line on all four sides of the site. The developer has advised that due to limited availability of space, all construction activities including delivery and storage of construction material cannot be accommodate within the site. Additional space along the property line of the site will be required to set up construction staging operations for the development.

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

- Demolition: Completed;
- Excavation and shoring: from November 2024 to May 2025;
- Below grade formwork: from May 2025 to October 2025;
- Above grade formwork: from October 2025 to December 2026;
- Building envelope phase: from October 2025 to January 2027;
- Interior finishes stage: from January 2027 to August 2027.

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 streetcar 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

- Parking machine spaces operate from 8:00 a.m. to 9:00 p.m., Monday to Sunday.

East side

- Parking machine spaces operate from 8:00 a.m. to 9:00 p.m., Monday to Sunday.

Proposed Construction Staging Areas

Cameron Street

Subject to approval, the east sidewalk and a 5.9 metre portion of the roadway on Cameron Street, between a point 80 metres north of Queen Street West to a point 22 metres further north will be closed to facilitate a construction staging area. Pedestrians will be redirected into a 2.1 metre covered and protected walkway on the east side of Cameron Street, fronting the site. Due to the reduced roadway width of 4 metres, Cameron Street will need to be converted to a one-way southbound operation from a point 80 metres north of Queen Street West to a point 22 metres further 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, six parking machine spaces, and six permit parking spaces on the subject section of Cameron Street will be removed. The applicant will be responsible for paying the lost revenue for these parking spaces. Furthermore, the developer advised Transportation Services that they will be providing alternative parking accommodations on private parking for six misplaced permit parking holder to park overnight.

Spadina Avenue

Subject to approval, a 5.9 metre wide portion of the west sidewalk and a 2.1 metre portion of the parking layby on Spadina Avenue will be closed. Pedestrian movements on the west side of Spadina Avenue will be maintained in a 2.1 metre covered walkway within the closed parking layby. The closure of the parking layby 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 Manga 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 - 182-182 Spadina Avenue

Attachment 1: Proposed Construction Staging Area - 182-182 Spadina Avenue

