Construction Staging Area – 77- 83 Mutual Street

Date: October 19, 2017  
To: Toronto and East York Community Council  
From: Acting Director, Transportation Services, Toronto and East York District  
Wards: Ward 27, Toronto-Centre Rosedale

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

Tribute Communities is constructing a 36-storey condominium at 77- 83 Mutual Street. The site is bounded by Mutual Street to the west, existing residential uses (190 - 194 Jarvis Street) to the east and public laneways to the north and south.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound lane on Mutual Street and the public laneway abutting the south side of the site for a period of 18 months to accommodate a construction staging operations. Pedestrian operations on Mutual Street will be maintained within the closed portion of the curb lane.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. Toronto and East York Community Council approve the closure of the east sidewalk and a 4 metre wide portion of the northbound curb lane on Mutual Street, between a point 38 metres south of Dundas Street East and a point 51 metres further south, from November 21, 2017 to June 1, 2019.

2. Toronto and East York Community Council approve the closure of a 3.5 metres wide portion of the public laneway, Ln N Shuter W Jarvis, between Mutual Street and a point 30.0 metres east, from November 21, 2017 to June 1, 2019.

3. Toronto and East York Community Council rescind the existing parking prohibition in effect during all times on the east side of Mutual Street, between Dundas Street East and first lane south.
4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday on the east side of Mutual Street, between Shuter Street and Dundas Street East.

5. Toronto and East York Community Council rescind the existing parking prohibition in effect during all times on the west side of Mutual Street, between a point 12 metres south of Dundas Street East and Gould Street.

6. Toronto and East York Community Council rescind the existing parking prohibition in effect during all times on the west side of Mutual Street, between a point 12 metres south of Dundas Street East and a point 11 metres further south.

7. Toronto and East York Community Council rescind the existing parking prohibition in effect during all times on the west side of Mutual Street, between a point 23 metres south of Dundas Street East and a point 6 metres further south.

8. Toronto and East York Community Council rescind the existing parking prohibition in effect during all times on the west side of Mutual Street, between a point 29 metres south of Dundas Street East and a point 11 metres further south.

9. Toronto and East York Community Council rescind the existing parking prohibition in effect during all times on the west side of Mutual Street, between Shuter Street and a point 40 metres south of Dundas Street East.

10. Toronto and East York Community Council rescind the car-share parking area for up to two car-share parking spaces for Zipcar vehicles on the west side of Mutual Street, between a point 12 metres south of Dundas Street East and a point 11 metres further south.

11. Toronto and East York Community Council rescind the car-share parking area for up to two car-share parking spaces for Enterprise vehicles on the west side of Mutual Street, between a point 29 metres south of Dundas Street East and a point 11 metres further south.

12. Toronto and East York Community Council enact the parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday on the east side of Mutual Street, between a point 96 metres south of Dundas Street East and Shuter Street.

13. Toronto and East York Community Council authorize the car-share parking area for up to two car-share parking spaces for Zipcar vehicles on the east side of Mutual Street, between Dundas Street East and a point 20 metres south.

14. Toronto and East York Community Council authorize the car-share parking area for up to two car-share parking spaces for Enterprise vehicles on the east side of Mutual Street, between a point 20 metres south and a point 11.5 metres further south.
15. Toronto and East York Community Council prohibit stopping at all times on the east side of Mutual Street, between a point 31.5 metres south of Dundas Street East and a point 64.5 metres further south.

16. Toronto and East York Community Council prohibit stopping at all times on the west side of Mutual Street, between a point 31.5 metres south of Dundas Street East and a point 59.5 metres further south.

17. 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.

18. 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.

19. Toronto and East York Community Council direct that Mutual Street and the Laneway, Ln N Shuter W Jarvis, be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Tribute Communities 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 Mutual Street and the public laneway, these fees will be approximately $234,000.00.

DECISION HISTORY

The Ontario Municipal Board, in principle approved the rezoning application on October 6, 2016. The site plan application was also appealed to the Ontario Municipal Board and is currently being reviewed at the time of this report. A site plan agreement will need to be satisfied before the final site plan approval.

COMMENTS

A mixed-use development (Max Condos) consisting of a 36-storey residential condominium building will be constructed by Tribute Communities at 77 - 83 Mutual Street. The site is bounded by Mutual Street to the west, existing residential uses (190 - 194 Jarvis Street) to the east and public laneways to the north and south.

The development, in its completed form, will consist of 385 dwelling units with a ground floor retail. A five level underground parking garage will be constructed with permanent access from Mutual Street.
Major construction activities and associated timeline for the development are described below:

- Excavation and shoring: October 2017 to April 2018 (progressing)
- Below grade formwork: February 2018 to July 2019
- Above grade formwork: May 2019 to June 2020
- Building envelope phase: February 2019 to December 2020
- Interior finishes stage: May 2019 to May 2020

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 16.1 metres. Several options were explored by the developer to setup a construction staging area for the development.

The public laneway (Ln S Dundas W Jarvis) located to the north of the site is 4 metre wide and connects Mutual Street and Jarvis Street. The laneway provides vehicular access to the existing residences to the north (150 Dundas Street East) and east (190 - 194 Jarvis Street). Any proposal to utilize a portion of the laneway for construction staging purposes would restrict laneway access/egress to Mutual Street and also create potential conflicts between construction activities and private vehicle movements through the laneway. Additionally, the tower crane for the development will be setup in the southwest corner of the site and the distance of the laneway from the tower crane would present challenges for the crane hoisting operations. Therefore, the public laneway located to the north of the site was not considered suitable for construction staging operations.

The option to utilize the site for construction staging purposes was not feasible due to limited availability of space to accommodate all construction staging operations. In order to continue with construction of the development, construction staging areas are proposed to be setup within the road right-of-way on the east side of Mutual Street and a portion of the public laneway located to the south of the site. The proposed construction staging areas would be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower cranes, material storage and worker facilities.

The public laneway (Ln N Shuter W Jarvis) located to the south of the site connects Mutual Street and Shuter Street and follows an east-west and north-south orientation. The laneway is 3.5 metre wide and on-street parking is prohibited during all times. A portion of the laneway, between Mutual Street and a point 30 metres east will be closed to accommodate construction staging operations of the development. The proposed closure is required during the excavation and shoring phase of construction to avoid any direct conflicts between the construction equipment and pedestrian and vehicular movements through the laneway. The subject temporary closure of the laneway will continue through the duration of the project and will be subsequently used for construction material storage.
The implementation of the proposed construction area will result in the closure of the laneway access/egress on Mutual Street. However, the laneway access/egress on Shuter Street will be maintained. Under existing conditions, there is limited vehicular and pedestrian movement through the subject laneway. The proposed closure will not adversely impact traffic operations as vehicles can utilize the laneway access/egress on Shuter Street.

Construction staging operations on Mutual Street, abutting the site, will take place within the existing boulevard allowance and a portion of the northbound lane. The proposed construction staging area will primarily be utilized for construction material deliveries. Based on the review of delivery truck manoeuvring analysis, construction vehicles will access the proposed construction staging area on Mutual Street by driving-in from the south access and driving-out from the north access in a forward motion. This driving manoeuvre will minimize any disruptions to the flow of vehicular traffic on Mutual Street.

Mutual Street, in the vicinity of the site, is a north-south local roadway and consists of a two-lane cross-section with an average pavement width of 11.0 metres. There is no TTC service on the subject section of Mutual Street.

The following parking regulations are in effect on the subject section of Mutual Street:

West Side:
- "No Parking, Anytime" between a point 12 metres south of Dundas Street East and Gould Street.
- "Car-Share Vehicle Parking (Zipcar)" between a point 12 metres south of Dundas Street East and a point 11 metres further south.
- "No Parking, Anytime" between a point 23 metres south of Dundas Street East and a point 6 metres further south.
- "Car-Share Vehicle Parking (Enterprise)" between a point 29 metres south of Dundas Street East and a point 11 metres further south.
- "No Parking, Anytime" between Shuter Street and a point 40 metres south of Dundas Street East.

East Side:
- "No Parking, Anytime." between Dundas Street East and lane first south.
- "Pay & Display Parking, 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday" between Shuter Street and Dundas Street East.

Subject to approval, a 4.0 metre wide portion of the northbound lane and sidewalk on the east side of Mutual Street, between a point 38 metres south of Dundas Street East and a point 51 metres further south, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 1.5 metres covered walkway within the closed portion of the northbound lane. The remaining road width of 7.0 metres will maintain two-way traffic operations on Mutual Street.
The proposed construction staging area on Mutual Street will result in displacement of four car-share parking spaces (two spaces each for Zipcar and Enterprise) located on the west side of Mutual Street. The four parking spaces will be relocated to the east side of Mutual Street, immediately south of Dundas Street East. In addition, eight "Pay & Display" parking spaces located on the east side of Mutual Street will be removed to facilitate construction vehicles accessing and egressing the site and prevent any potential conflicts with the on-street parked vehicles. Tribute Communities will be responsible for the lost revenue of these eight "Pay & Display" parking spaces.

To enhance traffic flow around the construction staging area, stopping will be prohibited during all times on the east side of Mutual Street, between a point 31.5 metres south of Dundas Street East and a point 64.5 metres further south. On the west side of Mutual Street, stopping will be prohibited between a point 31.5 metres south of Dundas Street East and a point 59.5 metres further south.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Tribute Communities has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Finally, a review of the City's five-year major capital works program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas on Mutual Street and the public laneway to the south are not expected to conflict with the City's capital works projects.
Councillor Kristyn Wong-Tam's office has been advised of the recommendations of this staff report.

**CONTACT**

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**SIGNATURE**

Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

**ATTACHMENTS**

Drawing No. 421G-2704, dated October, 2017  
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Construction Staging Area - 75 - 83 Mutual Street

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