

Construction Staging Area Time Extension – 77- 83 Mutual Street

Date: May 16, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, 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 located in the north-east quadrant of Carlton Street and Church 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

Toronto and East York Community Council, at its meeting on November 14, 2017, approved the subject construction staging areas on Mutual Street and the public laneway, south of the site, from November 21, 2017 to June 1, 2019. Transportation Services is requesting approval to extend the duration of the construction staging area on Mutual Street for an additional 18 months (i.e. from June 2, 2019 to November 30, 2020) in order to complete the construction of the development.

The developer has requested an extension of the duration of the construction staging area on Mutual Street, as the site has experienced a number of construction delays due to inclement weather, equipment malfunction and failure and unforeseen encroachment of the neighbouring property's piles within the lot line, which required a redesign of the substructure.

RECOMMENDATIONS

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

1. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and 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 June 2, 2019 to November 30, 2020.

2. Toronto and East York Community Council approve the continuation of the closure of the public laneway, north of Shuter Street and west of Jarvis Street, between Mutual Street and a point 30 metres east, from June 2, 2019 to November 30, 2020.
3. Toronto and East York Community Council approve the continuation of the traffic and parking amendments previously authorized in Items TE28.48 and TE3.43 from June 2, 2019 to November 30, 2020.
4. Toronto and East York Community Council direct the applicant to continue posting 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.
5. Toronto and East York Community Council direct the applicant to continue providing and installing 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.
6. Toronto and East York Community Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
7. Toronto and East York Community Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
8. Toronto and East York Community Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
9. Toronto and East York Community Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
10. Toronto and East York Community Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
11. Toronto and East York Committee Council direct that Mutual Street 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 these fees will be approximately \$158,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on November 14, 2017, adopted as amended Item TE28.48 and in so doing, approved the closure of the east sidewalk and northbound curb lane on Mutual Street and the closure of the public laneway abutting the south side of the site, from November 21, 2017 to June 1, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.48>

Toronto and East York Community Council, at its meeting on February 14, 2019, adopted as amended Item TE3.43 and in so doing, approved a additional stopping prohibition to be in effect at all times on the west side of Mutual Street, between Dundas Street East and a point 31.5 metres south during construction until June 1, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.43>

COMMENTS

Development Proposal

A mixed-use development consisting of a 36-storey residential condominium building is currently being 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.

Based on the information provided by the developer and at the time of this report, the development has been constructed to five storeys.

Construction Staging Areas

With the current construction staging area in place, Mutual Street in the immediate vicinity of the site operates as one northbound and one southbound lane. A covered and protected walkway has been established to maintain pedestrian movements on the east side of Mutual Street. Pedestrian operations on the west sidewalk are maintained.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in effect on the both sides of Mutual Street, adjacent to the construction staging area.

Time Extension

A time extension for the existing construction staging area on Mutual Street is being requested to continue with above-grade construction of the development.

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Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- Redesign of the substructure due to unforeseen encroachment of the neighbouring property's piles within the lot line;
- Inclement weather; and
- Equipment breakdown or malfunction.

In view of the above, a time extension of the existing construction staging area on Mutual Street is being requested for a period of 18 months (i.e. June 1, 2019 to November 30, 2020).

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Mutual Street is not expected to conflict with the City's capital works projects.

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.

Councillor Kristyn Wong-Tam's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

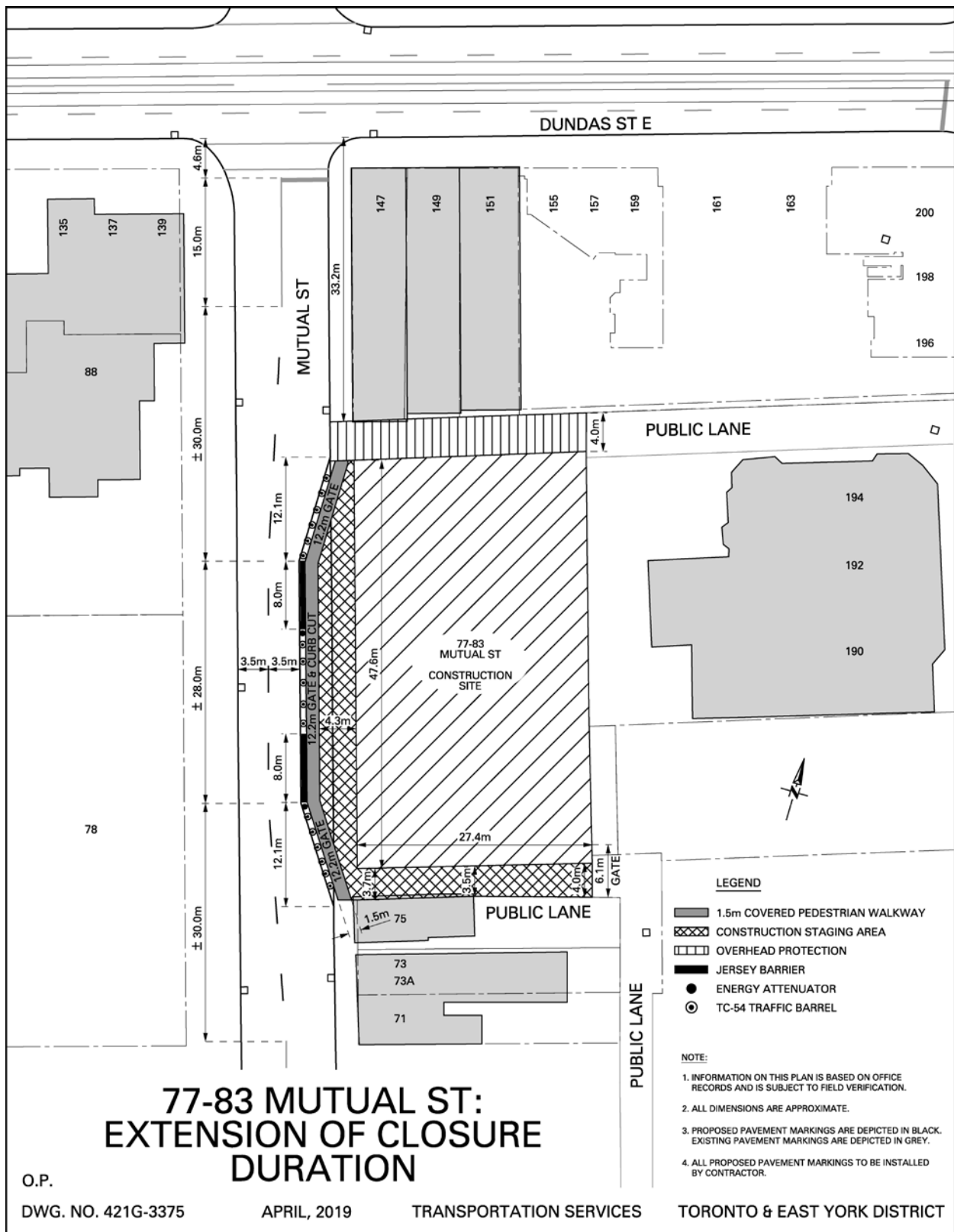
Roger Browne, M.A.Sc., P.Eng.,
Acting Director
Traffic Management,
Transportation Services

ATTACHMENTS

Drawing No. 421G-3375 dated April, 2019

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