

Construction Staging Area - Dalhousie Street and Mutual Street (88 Queen Street East, 10 Mutual Street and parts of 30-50 Mutual Street)

Date: June 25, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

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.

Citi-Core Group is developing an entire City block bounded by Shuter Street to the north, Mutual Street to the east, Queen Street East to the south and Dalhousie Street to the west. Phase 1 of the development consists of a 28-storey mixed-use building (northern portion of the block). This report applies only to Phase 2: construction of a 27-storey and 28-storey rental building (mid-portion of the block) and a 51-storey mixed-used building (southern portion of the block).

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Dalhousie Street and the west sidewalk and a portion of the southbound curb lane on Mutual Street for a period of 12 months to accommodate construction staging operations. Although the developer originally requested a closure for 30 months, Transportation Services is seeking authority for 12 months at this time. Staff will review the need to extend the duration of the construction staging area and seek authority from Toronto and East York Community Council, if necessary.

A temporary pedestrian walkway along the closed portion of the east sidewalk on Dalhousie Street could not be installed due to insufficient roadway width to maintain both the temporary walkway and two-way traffic operation on the Dalhousie Street.

In addition, authorization is being requested to convert a section of Mutual Street abutting the site from a two-way traffic operation to a one-way northbound traffic operation. Pedestrians will be directed to a 2.1 metre wide covered and protected walkway within the closed portion of the southbound lane on Mutual Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 2 metre wide portion of the northbound curb lane on Dalhousie Street, between Queen Street East and a point 110.5 metres north, from July 20, 2020 to July 20, 2021.
2. Toronto and East York Community Council authorize the closure of the west sidewalk and a 4.5 metre wide portion of the current southbound curb lane on Mutual Street, between Queen Street East and a point 101.5 metres north provision of a temporary pedestrian walkway within the closed portion of the southbound curb lane, from July 20, 2020 to July 20, 2021.
3. Toronto and East York Community Council designate Mutual Street, between Queen Street East and a point 122.5 metres north, as one-way for northbound traffic only.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the west side of Dalhousie Street, between Queen Street East and a point 101.5 metres north.
5. 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 Dalhousie Street, between a point 15 metres north of Queen Street East and a point 95.5 metres further north.
6. 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 west side of Mutual Street, between Queen Street East and a point 122.5 metres north.
7. Toronto and East York Community Council prohibit stopping at all times on both sides of Dalhousie Street, between Queen Street East and a point 115.5 metres north.
8. Toronto and East York Community Council prohibit stopping at all times on the west side of Mutual Street, between Queen Street East and a point 122.5 metres north.
9. Toronto and East York Community Council prohibit westbound left-turns at all times on Richard Bigley Lane at Mutual Street.
10. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
11. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

14. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic 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.

15. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic 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.

16. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

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 Dalhousie Street and Mutual Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Citi-Core Group 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 Dalhousie Street and Mutual Street, these fees will be approximately \$1,110,000.00.

DECISION HISTORY

City Council, at its meeting on April 24, 25, 26 and 27, 2018, adopted Item TE31.7 to amend Zoning By-law No. 438-86 for the lands at 88 Queen Street East, 10 Mutual Street and parts of 30-50 Mutual Street. The decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.7>

COMMENTS

Proposed Development

A master-planned community (St. Thomas Developments Inc.) spanning an entire City block is currently being constructed by Citi-Core Group. The site is bounded by Shuter Street to the north, Mutual Street to the east, Queen Street East to the south and Dalhousie Street to the west. Phase 1 of the development (northern portion of the block) has been completed. This report applies only to Phase 2 of construction.

Phase 2 of construction will consist of 27-storey and 28-storey residential rental building (mid-portion of the block) located on parts of 30-50 Mutual Street. For the purpose of this report, this site will be known as Site A, hereafter. Site A will be excavated to four levels below grade to accommodate parking demand for the development. Additionally, the developer will construct a 51-storey mixed-use building (southern portion of the block) located on the municipal addresses of 88 Queen Street East and 10 Mutual Street. For the purpose of this report, this site will be known as Site B, hereafter. Site B will be excavated to five levels below grade to accommodate parking demand for the development.

Given the physical site constraints and the space required to manoeuvre construction vehicles, occupation of the right-of-way on Dalhousie Street and Mutual Street is essential to facilitate the construction of the development. The proposed construction staging areas will be set up within the road right-of-way on the east side of Mutual Street, on the north side of Queen Street East and on the east side of Dalhousie Street abutting the sites.

Construction Activities:

Site A:

Construction of Site A will be undertaken in several phases and is expected to be completed in approximately 24 months. Major construction activities and associated timeline are described below:

- Shoring and excavation January 2020 to July 2020;
- Below grade construction: August 2020 to January 2021;
- Above grade construction: February 2021 to October 2021;
- Building envelope: May 2021 to March 2022; and

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- Interior finishes: June 2021 to November 2022

Site B:

Construction of Site B will be undertaken in several phases and is expected to be completed in approximately 30 months. Major construction activities and associated timeline are described below:

- Shoring and excavation March 2020 to September 2020;
- Below grade construction: October 2020 to June 2021;
- Above grade construction: July 2021 to August 2022;
- Building envelope: October 2021 to December 2021; and
- Interior finishes: February 2022 to April 2023.

Existing Conditions

Dalhousie 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 8.0 metres. There is no TTC service provided on the subject section of Dalhousie Street.

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

West Side

- No parking anytime between Queen Street East and Shuter Street.

East Side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m. Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between a point 15 metres north of Queen Street East and Shuter 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 14.2 metres. There is no TTC service provided on the subject section of Mutual Street.

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

West Side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m. Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between a point 15 metres north of Queen Street East and Shuter Street.

East Side

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m. Monday to Saturday; and 1:00 p.m. to 9:00 p.m., Sunday, between Queen Street East and Shuter Street; and

- Designated on-street accessible loading zone in operation at all times between a point 87.4 metres north of Queen Street East and a point 11 metres further north.

Construction Staging Areas

The construction staging area on the north side of Queen Street East will be setup within the existing boulevard space. With the proposed construction staging area in place, existing vehicular and transit traffic operations on Queen Street East will remain unchanged. Pedestrian movements on the north side of Queen Street East will be maintained in a 2.1 metre wide covered and protected walkway within the existing boulevard space.

Construction staging operations on Dalhousie Street will take place within the existing boulevard and northbound curb lane. Subject to approval, the east sidewalk and a 2 metre wide portion of the northbound lane on Dalhousie Street, between Queen Street East and a point 110.5 metres north, will be closed to accommodate construction staging operations for the development. Pedestrian movements along the east side of Dalhousie Street will be restricted. The remaining road width of 6 metres will maintain two-way traffic operation on Dalhousie Street.

A temporary pedestrian walkway along the closed portion of the east sidewalk could not be installed due to insufficient roadway width to maintain both the temporary walkway and two-way traffic operation on Dalhousie Street. As such, it is recommended that pedestrians cross to the west side of Dalhousie Street. To ensure pedestrians are informed of this temporary sidewalk closure, appropriate advanced warning signage will be installed to clearly inform pedestrians to use the west sidewalk on Dalhousie Street at the following intersections:

- Shuter Street and Dalhousie Street; and
- Queen Street East and Dalhousie Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the both sides of Dalhousie Street, between a Queen Street East and a point 115.5 metres north.

Construction staging operations on Mutual Street will take place within the existing boulevard and southbound curb lane. Subject to approval, the west sidewalk and a 4.5 metre wide portion of the current southbound lane on Mutual Street, between Queen Street East and a point 110.5 metres north, will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a protected 2.1 metres wide covered walkway within the closed portion of the current southbound lane.

The proposed construction staging area will result in the loss of 14 parking machine spaces on the subject section of Mutual Street. In order to meet the high parking demands in the area, it is recommended that Mutual Street, between Queen Street East and a point 122.5 metres north, be converted from a two-way traffic operation to a one-way northbound operation. As a result of the temporary one-way northbound operation, westbound left-turns on Richard Bigley Lane at Mutual Street will be prohibited at all times. The available road width of 4.1 metres will be sufficient to maintain one-way northbound vehicular traffic on the subject section of Mutual Street. This recommendation will maintain the existing parking machine spaces (14) along the east side of Mutual Street.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the west side of Mutual Street, between Queen Street East and a point 122.5 metres north.

The construction staging areas will result in the loss of 14 on-street parking machine spaces on the east side of Dalhousie Street and 14 on-street parking machine spaces on the west side of Mutual Street. The applicant will be responsible for the lost revenue of 28 total parking spaces.

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 Dalhousie Street and Mutual Street are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Citi-Core Group has looked at all options to minimize the duration and impact of the construction staging areas on all road users.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

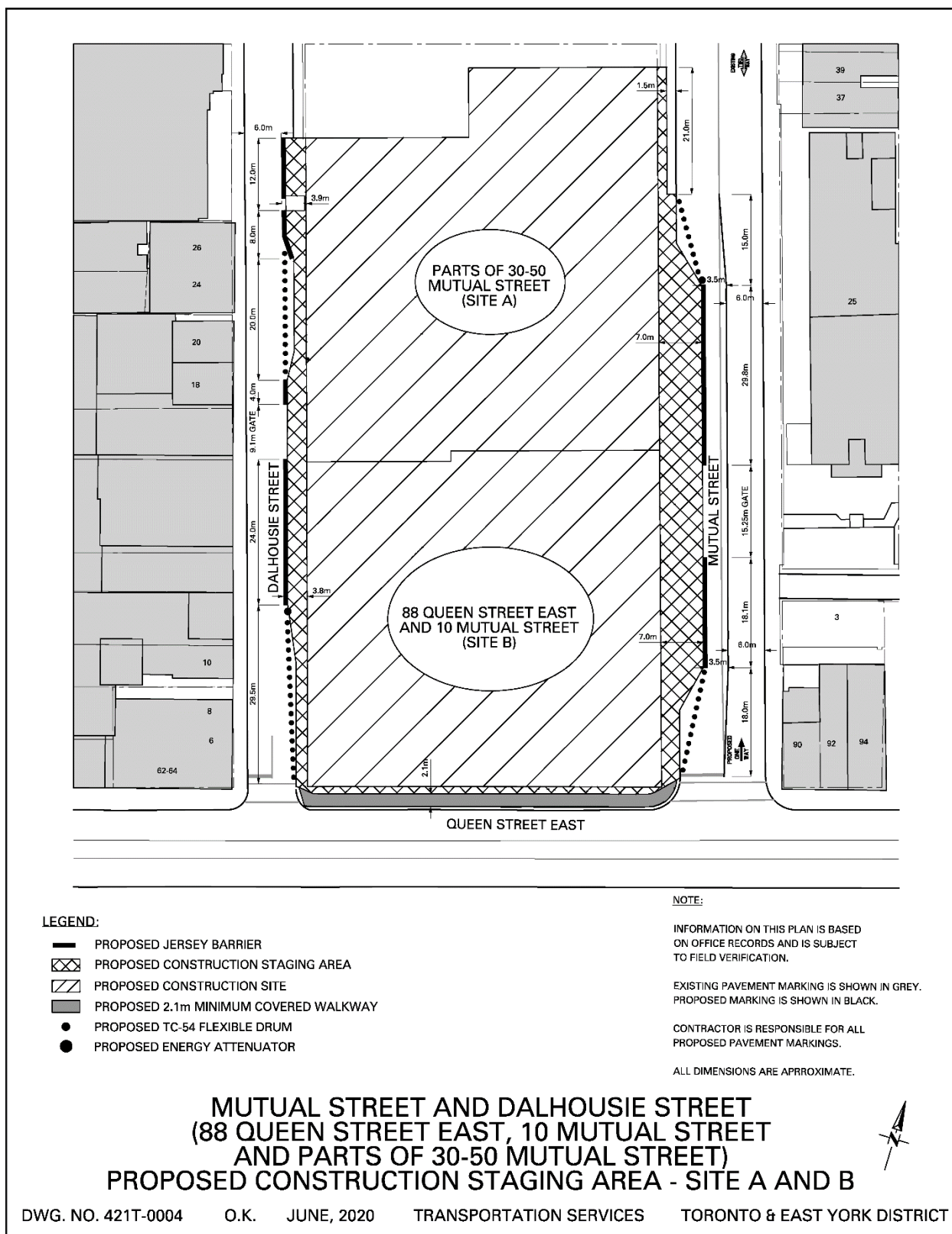
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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421T-0004, dated June, 2020



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