

Construction Staging Area - 79-85 Shuter Street

Date: October 16, 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.

Hyde Park Homes Limited Partnership is constructing a 32-storey residential development building at 79-85 Shuter Street. The site is located on the southeast corner of Shuter Street and Mutual Street.

Transportation Services is requesting authorization to close the south sidewalk and a 2.1-metre-wide portion of the eastbound curb lane on Shuter Street, between Mutual Street and a point 35 metres east. In addition, Transportation Services is requesting authorization to close the east sidewalk and an eight-metre-wide portion of the northbound curb lane and the adjacent lane on Mutual Street, between Shuter Street and a point 37 metres south, for a period of 18 months (i.e., November 12, 2020 to April 30, 2022) to accommodate a construction staging area.

The construction staging area on Shuter Street will result in the loss of one eastbound traffic lane that is currently designated for on-street parking. The adjacent bike lane will be reduced to 1.2 metres in width. The remaining eastbound and westbound traffic lanes and westbound bike lane will remain in their current configuration. Pedestrian operations on the south side of Shuter Street will be maintained in a 1.5-metre-wide covered and protected walkway within the closed portion of the existing lane.

The construction staging area on Mutual Street will require the northbound and southbound traffic lanes, abutting the site, to be realigned to maintain two three-metre-wide lanes, one lane each for northbound and southbound traffic, within the existing southbound lanes. Pedestrian operations on the east side of Mutual Street will be maintained in a covered and protected walkway within the closed portion of the existing northbound lane.

The installation of the construction staging area will result in the loss of approximately four parking machine spaces on the south side of Shuter Street. In addition, three

parking machine spaces on the east side of Mutual Street and seven parking machine spaces on the west side of Mutual Street, abutting/opposite the site will also be lost.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk on Shuter Street, between Mutual Street and a point 35 metres east, and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane from November 12, 2020 to April 30, 2022.
2. Toronto and East York Community Council authorize the closure of a 2.1-metre-wide portion of the most southerly eastbound curb lane on Shuter Street, between Mutual Street and a point 35 metres east, from November 12, 2020 to April 30, 2022.
3. Toronto and East York Community Council authorize the closure of the east sidewalk on Mutual Street, between Shuter Street and a point 37 metres south, from November 12, 2020 to April 30, 2022.
4. Toronto and East York Community Council authorize the closure of an 8-metre-wide portion of the northbound curb lane and adjacent lane on Mutual Street, between Shuter Street and a point 37 metres south, from November 12, 2020 to April 30, 2022.
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, at a rate of \$4.00 per hour and for a maximum period of 3 hours, on the south side of Shuter Street, between Mutual Street and a point 35 metres east.
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, at a rate of \$4.00 per hour and for a maximum period of 3 hours, on the east side of Mutual Street, between Shuter Street and a point 42 metres south.
7. Toronto and East York Community Council prohibit stopping at all times on the east side of Mutual Street, between Shuter Street and a point 42 metres south.

8. 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, at a rate of \$4.00 per hour and for a maximum period of 3 hours, on the west side of Mutual Street, between Shuter Street and a point 48 metres south.
9. Toronto and East York Community Council prohibit stopping at all times on the west side of Mutual Street, between Shuter Street and a point 48 metres south.
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 walkways 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 Shuter Street and 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. Hyde Park Homes Limited Partnership 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 Shuter Street and Mutual Street, these fees will be approximately \$580,000.00.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued February 18, 2020 in relation to Board Case No. PL170492, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 79-85 Shuter Street.

COMMENTS

Proposed Development

A 32-storey residential building is being constructed by Hyde Park Homes Limited Partnership at 79-85 Shuter Street. The site is bounded by Shuter Street to the north, Harbour Light Lane to the east, an existing five-storey residential/commercial building to the south and Mutual Street to the west. The development, in its completed form, will consist of 234 dwelling units with ground-floor townhouses and a three-level underground parking garage for approximately 43 vehicles that will access the development from Mutual Street.

Construction Activities:

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: April 2020 to June 2020;
- Below grade formwork: September 2020 to December 2020;
- Above grade formwork: January 2021 to February 2022;
- Building envelope phase: March 2021 to May 2022; and
- Interior finishes stage: January 2021 to April 2022.

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 10 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Shuter Street and Mutual Street are essential to set up construction staging operations for the development.

Construction staging areas will be set up within the road right-of-way on the south side of Shuter Street and east side of Mutual Street for a period of 18 months.

Existing Conditions:

Shuter Street, in the vicinity of the site, is a 14-metre-wide two-way street with one lane for each for eastbound and westbound traffic. Bike lanes exist on both sides of the street for eastbound and westbound traffic. Shuter Street is classified in the City of Toronto Road Classification System as a minor arterial road. 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, on both sides of Shuter Street, between Dalhousie Street and Jarvis Street. The TTC does not operate bus service on this section of Shuter Street.

Mutual Street, in the vicinity of the site, is a 14 metre wide roadway, classified as a collector road and consists of one northbound and one southbound traffic lane. There is no TTC service on Mutual Street. 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, on both sides of Mutual Street between Queen Street East and Shuter Street.

Construction Staging Areas:

The construction staging areas for the development has been proposed within the road right-of-way on the south side of Shuter Street and east side of Mutual Street abutting the site.

Shuter Street

Construction staging operations on Shuter Street will take place within the existing boulevard allowance and the eastbound curb lane fronting the site. Subject to approval, the south sidewalk on Shuter Street will be closed, between Mutual Street and a point 35 metres east. Additionally, a 2.1-metre-wide portion of the eastbound curb lane on Shuter Street will be closed, between Mutual Street and a point 35 metres east, resulting in the loss of one eastbound lane, which is currently used for on-street parking. The adjacent eastbound bike lane will be narrowed to 1.2 metres abutting the staging area. Pedestrian operations on the south side of Shuter Street will be maintained in a 1.5-metre-wide covered and protected walkway within the closed portion of the existing lane. The proposed staging area will result in the loss of four parking machine spaces on the south side of Shuter Street, east of Mutual Street.

Mutual Street

A second construction staging area is proposed on the east side of Mutual Street abutting the site. Subject to approval, the east sidewalk and an 8-metre-wide portion of the northbound lanes, currently used as one traffic lane and one parking lane, will be closed between Shuter Street and a point 37 metres south. The staging area will require that both the northbound and southbound traffic lanes be realigned to two three-metre-wide lanes within the current southbound lanes. In order to accommodate the proposed construction staging area on Mutual Street the existing "Pay and Display" parking on both sides of the street abutting and immediately south of the site will be removed.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the east side of Mutual Street, between Shuter Street and a point 42 metres south and on the west side of Mutual Street from Shuter Street and a point 48 metres south.

These staging areas will result in the loss of approximately 10 parking machine spaces on Mutual Street, seven spaces on the west side and three spaces on the east side.

The developer has been advised that they are required to provide compensation for the loss of revenue for the parking machine spaces.

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

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 area is not expected to conflict with the City's capital works projects.

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

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

CONTACT

Craig Cripps
Manager (A)
Work Zone Coordination and Mitigation
Transportation Services
Telephone: (416) 397-5020
E-mail: Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421T-0039, dated September 2020

Construction Staging Area - 79-85 Shuter Street

