

Construction Staging Area - 59-71 Mutual Street

Date: March 23, 2021
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.

Mutual Street Inc. is constructing a 32-storey residential development with 268 units and three levels of underground parking, at 59-71 Mutual Street. The site is located on Mutual Street, mid-block between Dundas Street East and Shuter Street.

Transportation Services is requesting authorization to close the east sidewalk and a 5.1-meter-wide portion of the northbound curb lane and adjacent lane on Mutual Street, between a point 44 metres north of Shuter Street and a point 37 metres further north, for a period of 29 months (i.e., April 22, 2021 to September 30, 2023) to accommodate a construction staging area. In addition, Transportation Services is requesting authorization to close a one-meter-wide portion of the southbound lane, on the first lane west of Jarvis Street and north of Shuter Street, between a point 44 metres north of Shuter Street and a point 37 metres further north, for a period of 29 months (i.e., April 22, 2021 to September 30, 2023), to accommodate a construction staging area.

Pedestrian operations on the east side of Mutual 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 result in the loss of one northbound traffic lane that is currently designated for on-street parking, resulting in the loss of eight parking machine spaces.

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 5.1-meter-wide portion of the northbound curb lane and adjacent lane on Mutual Street, between a point 44 metres north of Shuter Street and a point 37 metres further north, from April 22, 2021 to September 30, 2023.
2. Toronto and East York Community Council authorize the closure of a one-metre-wide portion of the southbound curb lane on the first lane west of Jarvis Street and north of Shuter Street, between a point 44 metres north of Shuter Street and a point 37 metres further north, from April 22, 2021 to September 30, 2023.
3. Toronto and East York Community Council amend 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 96 metres south of Dundas Street East, to be in effect between Shuter Street and a point 32 metres north of Shuter Street.
4. Toronto and East York Community Council prohibit stopping at all times on both sides of Mutual Street, between a point 32 metres north of Shuter Street and a point 60 metres further north.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. Toronto and East York Community Council direct that Mutual Street returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Mutual Street Inc. 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 \$768,000.00, including lost revenue from the parking machines.

DECISION HISTORY

The Ontario Municipal Board, currently known as Local Planning Appeal Tribunal pursuant to its Order issued August 13, 2017 in relation to Board Case No. PL160615 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 59-71 Mutual Street.

Toronto and East York Community Council, at its meeting on July 4, 5 and 6, 2017, adopted Item TE25.14 entitled "59-71 Mutual Street - Zoning Amendment Application and Rental Housing Demolition Application - Request for Direction Report and Final Report"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.14>

COMMENTS

The Development and Timeline

A 32-storey residential building is being constructed by Mutual Street Inc. at 59-71 Mutual Street. The site is bounded by a private two-storey building (73 Mutual Street) to the north, a public laneway to the east, private three-storey building (55 Mutual Street) to the south and Mutual Street to the west. The development, in its completed form, will consist of 268 dwelling units with ground-floor retail and a three-level underground parking garage for approximately 57 vehicles. Permanent access will be from Mutual Street.

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. 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.

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

- Excavation and shoring: March 2021 to July 2021;
- Below grade formwork: July 2021 to December 2021;
- Above grade formwork: December 2021 to June 2023;
- Building envelope phase: August 2022 to August 2023; and
- Interior finishes stage: October 2022 to June 2024.

A construction staging area will be set up within the road right-of-way on the east side of Mutual Street and west side of the public laneway abutting the site for a period of 29 months.

Existing Conditions

Mutual Street is characterized by the following conditions:

- It is a two-way north-south local roadway with a pavement width of approximately 11 metres.
- The posted speed limit is 30 km/h.
- There is no TTC service on Mutual Street
- There are sidewalks located on both sides of the street.

The parking regulations on Mutual Street, within the subject section, are as follows:

East side

- Pay and display parking is 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, three-hour maximum, between a Shuter Street and point 96 metres south of Dundas Street East.

West side

- "No Parking Anytime" is currently posted. However, there is no corresponding by-law

Proposed Construction Staging Area

Construction staging operations on Mutual Street will take place within the existing boulevard allowance and the northbound curb lane and a portion of the adjacent lane fronting the site. Subject to approval, the east sidewalk and a 5.1-metre-wide portion of the northbound curb and adjacent lane on Mutual Street will be closed, between a point 44 metres north of Shuter Street and a point 37 metres further north, from April 22, 2021 to September 30, 2023. The curb lane is currently being used for on-street parking. The existing traffic lanes will be realigned to maintain two 3-metre-wide lanes for northbound and southbound traffic.

Pedestrian operations on the east side of Mutual Street will be maintained in a 1.5-metre-wide covered and protected walkway within the closed portion of the existing lane.

In addition, a one-metre-wide portion of the southbound curb lane will be closed on the first lane west of Jarvis Street and north of Shuter Street, between a point 44 metres north of Shuter Street and a point 37 metres further north, from April 22, 2021 to September 30, 2023, to accommodate the construction of the building. A 4-metre-wide laneway will be maintained for traffic within the laneway.

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 both sides of Mutual Street, between a point 32 metres north of Shuter Street and a point 60 metres further north. The paid parking on the east side of Mutual Street, abutting the site will be removed to accommodate the staging area, resulting in a loss of eight parking spaces. The developer is aware that they are responsible for any lost revenue from the pay-and-display parking

A drawing of the proposed construction staging area is shown in Attachment 1.

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, man and material construction hoist and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that local road resurfacing is currently scheduled for 2025. Since the construction staging area is scheduled to be removed in December 2023, 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 Mutual Street Inc. 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, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

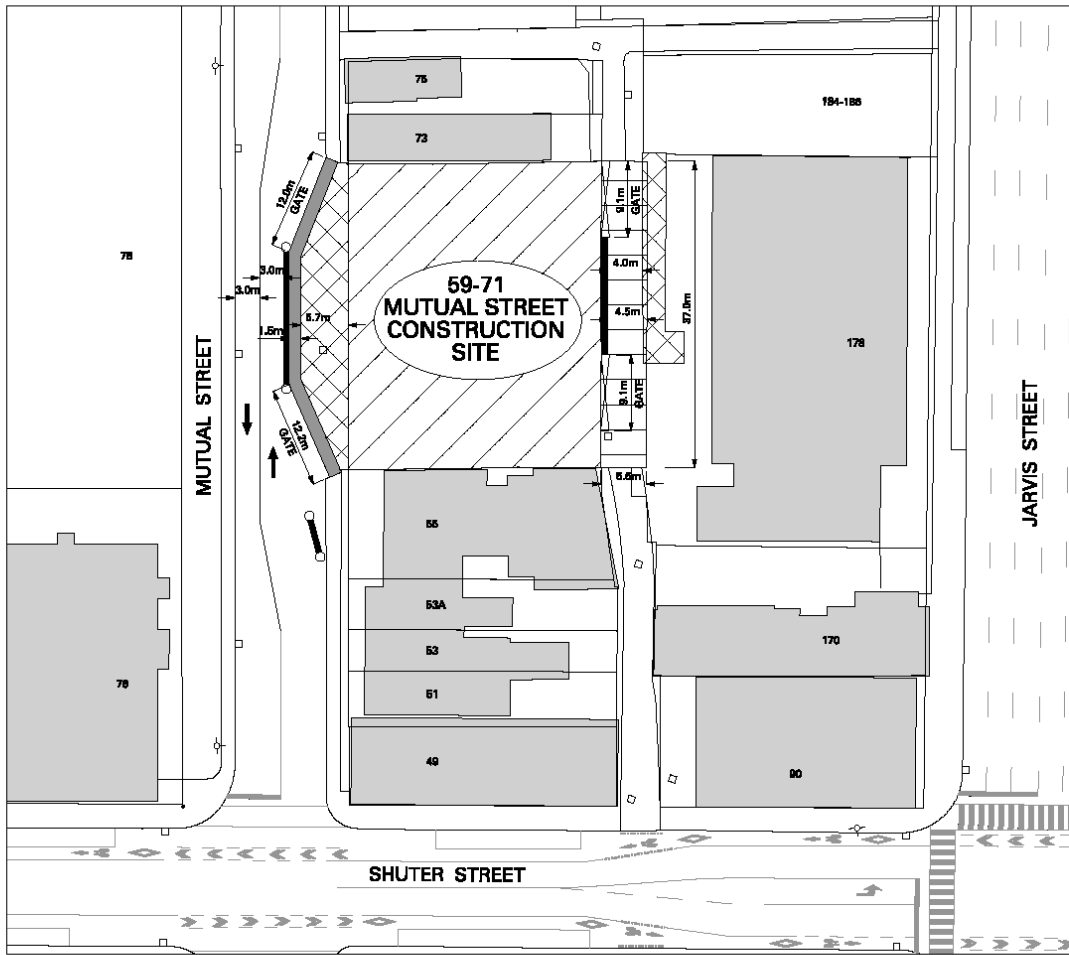
SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 59-71 Mutual Street

Attachment 1: Proposed Construction Staging Area - 59-71 Mutual Street



SCALE: N.T.S.

LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 1.5m MINIMUM COVERED WALKWAY
- - - PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

**59-71 MUTUAL STREET
PROPOSED CONSTRUCTION STAGING AREA**



DWG. NO. 421T-0109 O.K. MARCH, 2021 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT