

9/8/2021

To the Chair and Members of the Toronto and East York Community Council:

RE: Item TE27.27  
Construction Staging Area – 1151 Queen Street East (at Larchmount Avenue)

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As you are aware, we are the owners of the property municipally known as 1151 Queen Street East (the “Site”) in the City of Toronto. Originating applications for a Zoning By-law Amendment and Site Plan Approval filed were filed with the City on April 26, 2018. Following the submission of the original applications, a formal community meeting was held on February 28, 2019 and revised applications for both Zoning By-law Amendment and Site Plan Approval were filed May 15, 2019. By-laws 233-2020 to amend Zoning By-law 438-86 and 234-2020 to amend Zoning By-law 569-2013 were subsequently adopted by City Council on February 26<sup>th</sup>, 2020. Additionally, By-law 794-2020 to make a technical amendment to Zoning By-law 569-2013 was enacted on October 2, 2020.

The Notice of Approval Conditions (NOAC) and Conditional Shoring Permit 20 150855 SHO 00 CP were both issued on June 25<sup>th</sup>, 2021. Shoring work is progressing well on-site and excavation work is targeting to commence in the coming months. In accordance with the following major construction milestones, construction staging area is required, including street occupancy on Larchmount Avenue, as of November 1<sup>st</sup>, 2021.

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

The construction staging area is required to facilitate the construction of the 6-storey residential rental building with 47 dwelling units and retail at-grade approved for the site. The preparation of the staging plan included extensive consultation with Transportation Services, the community and the Councillor Fletcher’s office and surrounding utility agencies.

Hullmark formed a Construction Liaison Committee (CLC) in September 2020, including members of the community, the Leslieville BIA and representatives of the School Parent Council for Bruce Public School. As of the writing of this letter, the CLC has held thirteen meetings and has extensively discussed the construction staging plan and site management for the site. CLC members have expressed their support for the plan to close a portion of the sidewalk on Larchmount Avenue and implement a pedestrian crossing (PXO) to the south of the site. This plan will ensure a safe crossing for pedestrians requiring access to the east side of Larchmount Avenue and Bruce Public School. The sidewalk on Queen Street East will remain accessible to pedestrians with overhead protection.

The staging area and associated street occupancy are required to provide laydown area and access to the site to facilitate construction as the future building will extend to the existing property lines (with a laneway conveyance along the south property line). Our transportation consultants, BA Group, and our construction managers, TMG Builders, determined that the proposed staging layout utilized the minimum area possible to facilitate the project. The plan was also coordinated with the utility agencies in the area and Transportation Services.

Hullmark has reviewed and accepts the Staff Recommendations as outlined in the Staff Report for Item TE27-27 – Construction Staging Area – 1151 Queen Street East (at Larchmount Avenue). Hullmark requests approval of the staging plan as outlined in the report and is excited to bring this project to fruition and introduce new rental housing to the Leslieville community, supporting the City of Toronto’s initiatives for diverse housing options along main streets with access to transit.

Hullmark will continue to keep the community informed through our regular CLC meetings and construction website at [www.hullmark.ca/1151construction](http://www.hullmark.ca/1151construction).

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Hullmark (1151 Queen East) Ltd

Per:

Christina Glass

*Manager, Development*

Cc: Councillor Paula Fletcher