

Construction Staging Area Time Extension – 90-104 Queen Street East and 3 Mutual Street

Date: January 5, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Citi-Core Construction Management Ltd is constructing a 34-storey mixed-use residential building with ground floor retail space at 90-104 Queen Street East and 3 Mutual Street. The site is located at the northeast corner of Queen Street East and Mutual Street.

The east sidewalk and a portion of the northbound curb lane on Mutual Street is currently closed for construction staging operations. A section of Mutual Street abutting the site is temporarily designated as one-way northbound. At its meeting on February 23, 2023, Toronto and East York Community Council approved the subject construction staging area on Mutual Street from February 24, 2023 to March 1, 2024. At the time, the developer indicated they would require the staging area for a total of 34 months, from February 24, 2023 to November 30, 2025. As the previous permit was only approved for a 13 month period, the developer has requested an extension of the duration of the construction staging area on Mutual Street.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Mutual Street for an additional 21 months, from March 2, 2024 to November 30, 2025, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the east side sidewalk and an 8.2 metre wide portion of the northbound curb lane on Mutual Street, between Queen Street East and Richard Bigley Lane, and provision of a temporary pedestrian walkway within the closed portion of Mutual Street, from March 2, 2024 to November 30, 2025.
2. Toronto and East York Community Council authorize the continuation to designate Mutual Street, between Queen Street East and Richard Bigley Lane, as one-way for northbound traffic only.
3. Toronto and East York Community Council authorize the continuation to prohibit westbound left turns anytime, from Richard Bigley Lane onto Mutual Street.
4. Toronto and East York Community Council authorize the continuation to 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 Mutual Street, between Queen Street East and Richard Bigley Lane.
5. Toronto and East York Community Council authorize the continuation to prohibit stopping at all times on the east side of Mutual Street, between Queen Street East and Richard Bigley Lane.
6. Toronto and East York Community Council direct the applicant to continue pressure washing or sweeping (weather permitting) the construction site and adjacent sidewalks and roadways daily, 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 constructing (as per the City's engineer approved specifications) and maintaining a fully covered, protected and unobstructed walkway, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit
8. Toronto and East York Community Council direct the applicant to continue ensuring 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.
9. Toronto and East York Community Council direct the applicant to continue clearly 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 request the applicant to continue installing converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
11. Toronto and East York Community Council direct the applicant to continue providing a sufficient number of traffic control persons as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control Construction Staging Area Time Extension - 90-104 Queen Street East and 3 Mutual Street

construction vehicle access and egress to and from the site and maintain a safe environment for the public.

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

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

14. 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.

15. 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.

16. Toronto and East York Community Council direct the applicant to continue, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

17. Toronto and East York Community Council direct the applicant to continue establishing a construction management working group that meets monthly and invite local stakeholders including Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, local resident groups, local Business Improvement Areas, and local school administration.

18. Toronto and East York Community Council direct that the occupation permit for construction staging on Mutual Street continue to be conditional, subject to there being no conflicts with Metrolinx transit project construction.

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

20. Toronto and East York Community Council direct the applicant to continue creating a publicly accessible website with regular construction updates and post the website address on the construction site hoarding, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

21. Toronto and East York Community Council direct the applicant to continue mitigating light pollution by installing a shield/barrier on any lighting standards in close proximity to adjacent residential properties, such as cranes.

22. Toronto and East York Community Council direct the applicant to continue emailing monthly construction progress reports to the local Councillor, local residents' association and the Business Improvement Area Board of Management.

FINANCIAL IMPACT

There is no financial impact to the City. Citi-Core Construction Management Ltd 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 closure on Mutual Street, these fees will be approximately \$800,000.00 including lost revenue from the parking machines.

DECISION HISTORY

At its meeting of February 23, 2023, Toronto and East York Community Council adopted item TE3.24, entitled "Construction Staging Area - 90-104 Queen Street East and 3 Mutual Street" with amendments, and in so doing, authorized a construction staging area on Mutual Street from February 24, 2023 to March 1, 2024.

[Agenda Item History - 2023.TE3.24 \(toronto.ca\)](#)

COMMENTS

Status of the Development

Citi-Core Construction Management Ltd is constructing a 34-storey mixed-use residential building with 364 residential units, ground floor retail space and three storeys of underground parking for 59 parking spaces at 90-104 Queen Street East and 3 Mutual Street. The site is located at the northeast corner of Queen Street East and Mutual Street. Permanent parking access will be from Richard Bigley Lane. The site is bounded by Mutual Street to the west, Queen Street East to the south, Richard Bigley Lane to the north and one-storey municipal/industrial building to the east and a three-storey mixed use building to the east.

Based on the information provided by the developer and at the time of this report, the developer is currently working on below grade formwork and above grade formwork. The development is scheduled to be completed in December 2025.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the subject construction staging area on Mutual Street is essential to complete construction of the development.

Construction Staging Area

The construction staging area for the development is currently within the right-of-way on the east side of Mutual Street. The east sidewalk and an 8.2 metre wide portion of the northbound curb lane on Mutual Street, between Queen Street East and Richard Bigley Lane, is currently closed to accommodate the construction staging operations for the development. The number of lanes on Mutual Street, between Queen Street East and Richard Bigley Lane, has been reduced to a single lane northbound due to the presence of on-street construction staging on the west side of this section of Mutual Street. Westbound left turns are prohibited during all times from Richard Bigley Lane onto Mutual Street.

As a result of the sidewalk closure, pedestrian operations on the east side of Mutual Street are maintained in a 1.5 metre-wide pedestrian walkway within the closed portion of the northbound curb lane on Mutual Street. Pedestrian operations on the north side of Queen Street East are maintained in a covered and protected walkway within the existing sidewalk area abutting the site.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, one existing parking machine space on the subject section of Mutual Street has been temporarily rescinded. The applicant will be responsible for paying the lost revenue for the parking space. To enhance traffic flow around the construction staging area, stopping is prohibited at all times on the east side of Mutual Street, between Queen Street East and Richard Bigley Lane.

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

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Five-Year Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Mutual Street is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Mutual Street for periods of less than 30 consecutive days over the 21-month life of the project in order to complete construction. These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods.

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

CONTACT

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Transportation Services, (416) 395-7468, Stuart.McGhie@toronto.ca.

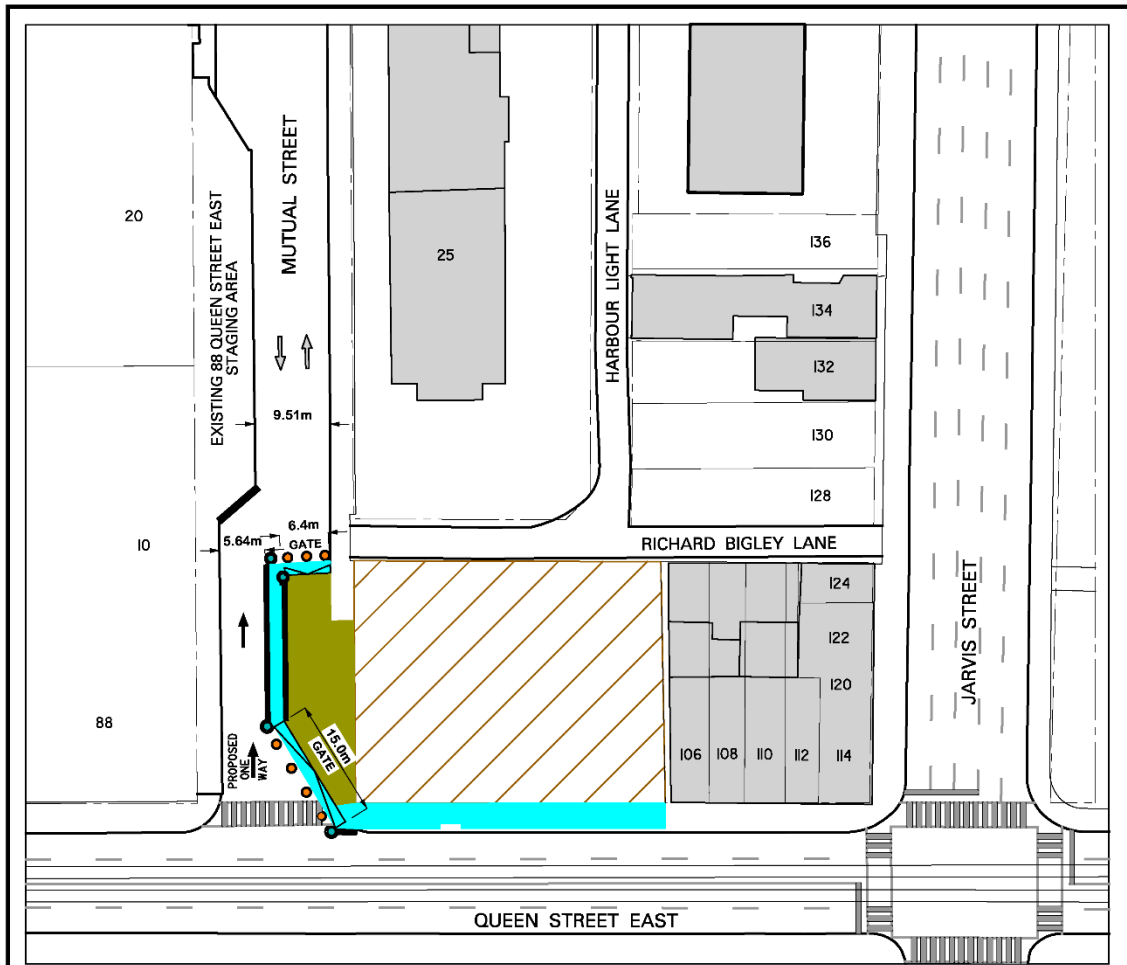
SIGNATURE

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







ATTACHMENTS

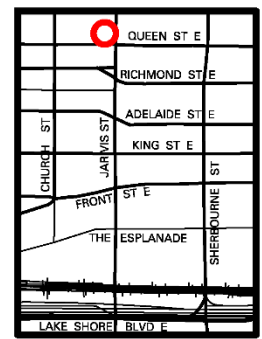
Attachment 1: Existing Construction Staging Area - 90 Queen Street East

Attachment 1: Proposed Construction Staging Area - 90 Queen Street East



LEGEND

-  PROPOSED JERSEY BARRIER
-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED CONSTRUCTION SITE
-  PROPOSED COVERED WALKWAY
-  PROPOSED ENERGY ATTENUATOR
-  PROPOSED TC-54 FLEXIBLE DRUM



**EXTENSION OF CLOSURE DURATION
90 QUEEN STREET EAST**



FILE NO. 421T - 0670

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : DEC. 2023