



STAFF REPORT ACTION REQUIRED

Jarvis Street - Lane and Sidewalk Closure for Construction

Date:	June 6, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts07132te.top.doc

SUMMARY

Tucker Hi-Rise Construction Inc. is building a 44-storey condominium at 590 Jarvis Street, on the west side of Jarvis Street, between Bloor Street East and Charles Street East. For this reason, Transportation Services must close the sidewalk and curb lane on the west side of Jarvis Street for 36 months. Two-way traffic and access for pedestrians will be maintained on Jarvis Street for the duration of the project.

RECOMMENDATIONS

Transportation Services recommends that Council approve the following actions:

1. close the sidewalk and curb lane on the west side of Jarvis Street, between a point 13.5 metres north of Charles Street East and a point 50.5 metres north of Charles Street East for 36 months, from July 18, 2007 to July 18, 2010;
2. during this period, implement No Stopping Anytime on the west side of Jarvis Street, between Charles Street East and a point 55.5 metres north of Charles Street East;
3. during this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m., except Saturdays, Sundays and Public Holidays” regulation on the west side of Jarvis Street, between Charles Street East and a point 55.5 metres north of Charles Street East; and

4. return Jarvis Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Tucker Hi-Rise Construction Inc. will bear the costs.

ISSUE BACKGROUND

City Council, at its meeting of December 5, 6, and 7, 2005, in considering Clause No. 4 of Report No. 9 of the Toronto East York Community Council, among other things, authorized the General Zoning By-law amendment with respect to lands known as 590 Jarvis Street. As part of this report, City Council authorized the construction of a 44-storey residential building.

Transportation Services has received an application from Tucker Hi-Rise Construction Inc. for a temporary sidewalk closure and partial road closure on the west side of Jarvis Street, between a point 13.5 metres north of Charles Street East and a point 50.5 metres north of Charles Street East, to use as a construction staging area to construct this development. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 36 months and needs City Council's approval.

COMMENTS

Jarvis Street, between a point 13.5 metres north of Charles Street East and a point 50.5 metres north of Charles Street East, is an arterial street that operates two-way with two lanes in each direction. There is an existing "No Stopping, 7:30 a.m. to 9:30 a.m., except Saturdays, Sundays and Public Holidays" regulation and Pay and Display parking regulations on the west side of the street, and an existing "No Stopping, 3:30 p.m. to 6:30 p.m., except Saturdays, Sundays and Public Holidays" regulation and Pay and Display parking regulations on the east side of the street. The Pay and Display parking spaces on the west side of Jarvis Street are not affected by this proposal because they are north of the proposed lane closure.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of six stories. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the west side of Jarvis Street. Jarvis Street will keep operating two-way, with pedestrians being diverted to a temporary walkway adjacent to the construction staging area. The east sidewalk is unaffected by this proposal.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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ATTACHMENTS

Attachment 1: Drawing No. 421F-8857, dated May 2007

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