



**STAFF REPORT
ACTION REQUIRED**

Turn Prohibitions – 18 Lower Jarvis Street

Date:	May 30, 2011
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services Toronto and East York District
Wards:	Toronto Centre-Rosedale, Ward 28
Reference Number:	Ts2011137te.top.doc

SUMMARY

Transportation Services is requesting approval from City Council to prohibit northbound left turns between Jarvis Street and the southerly Lower Jarvis access driveway and northbound left turns and eastbound left turns between Lower Jarvis Street and the two northerly access driveways, as part of Site Plan Application No. 08 192639 STE 28 SA regarding the development of 18 Lower Jarvis Street.

The proposed turn prohibitions will provide for safe and efficient movement of traffic on Lower Jarvis Street.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council prohibit northbound left turns at all times from Lower Jarvis Street to the driveway on the west side of Lower Jarvis Street located approximately 62 metres south of Wilton Street.
2. City Council prohibit northbound left turns at all times from Lower Jarvis Street to the driveway on the west side of Lower Jarvis Street located approximately 85 metres south of Wilton Street.
3. City Council prohibit northbound left turns at all times from Lower Jarvis Street to the driveway on the west side of Lower Jarvis Street located approximately 125 metres south of Wilton Street.

4. City Council prohibit eastbound left turns at all times from the driveway on the west side of Lower Jarvis Street, approximately 62 metres south of Wilton Street, to Lower Jarvis Street.
5. City Council prohibit eastbound left turns at all times from the driveway on the west side of Lower Jarvis Street, approximately 85 metres south of Wilton Street, to Lower Jarvis Street.

Financial Impact

All costs associated with sign fabrication and installation are the responsibility of the developer (Context Development).

ISSUE BACKGROUND

Context Development is developing a new condominium on the west side of Lower Jarvis Street, south of Wilton Street. The site is municipally known as 18 Lower Jarvis Street. This condominium will be constructed in two phases. Phase I is a seven floor, 105 unit low rise with ground floor retail, and Phase II is a 34 floor, 433 unit high rise with ground floor retail.

As a part of Site Plan Application No. 08 192639 STE 28 SA, various turn restrictions were approved between Lower Jarvis Street and the access driveways to 18 Lower Jarvis Street.

COMMENTS

Lower Jarvis Street is a major arterial roadway with a daily two-way traffic volume of approximately 27,000 vehicles and a speed limit of 50 km/h. The Toronto Transit Commission operates the "75 Sherbourne" bus on this section of Lower Jarvis Street.

The northernmost driveway, located approximately 62 metres south of Wilton Street, is the loading entrance for Phase I. The driveway located approximately 85 metres south of Wilton Street is the parking entrance. The southernmost driveway located approximately 125 metres south is the loading entrance for Phase II and runs one-way westbound from Lower Jarvis Street circling around the rear of the development and exiting onto Market Street.

Heavy daily traffic volumes on Lower Jarvis Street result in limited gap opportunities and poor sightlines for inbound/outbound left-turn movements. Also there are poor sightlines due to existing bridge abutments and supports immediately south of the site. The proposed turn restrictions are required in order to provide for safe and efficient movement of traffic on Lower Jarvis Street.

The two northerly driveways will operate as right in/right out only and the southernmost driveway will operate as right turn in only.

CONTACT

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SIGNATURE

Angie Antoniou
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0375, dated May 2011

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