



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Jarvis Street

Date:	October 11, 2011
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2011203te.top.doc

SUMMARY

Tucker Hi-Rise Construction Inc. is constructing a 49-storey condominium building at 580 Jarvis Street, on the southwest corner of Jarvis Street and Charles Street East. They need to close the west sidewalk and the bicycle lane on the west side of Jarvis Street in order to do their work.

Tucker Hi-Rise Construction Inc. also needs to close the south side of Charles Street East, west of Jarvis Street. This matter is dealt with in a companion report "Construction Staging Area – Charles Street East" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and bicycle lane on the west side of Jarvis Street, between Charles Street East and a point 43 metres south of Charles Street East, from November 3, 2011 to September 30, 2013.
2. City Council direct that Jarvis Street be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. Tucker Hi-Rise Construction 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 closure, these fees will be approximately \$86,500.00.

DECISION HISTORY

City Council, at its meeting on January 27 and 28, 2009, adopted Item 22.10 of the Toronto and East York Community Council to amend the General Zoning By-law No. 438-86, with respect to lands known as 568-580 Jarvis Street and 99-103 Charles Street East.

ISSUE BACKGROUND

Transportation Services has received an application from Tucker Hi-Rise Construction Ltd. for a temporary closure of the west sidewalk and the bicycle lane on the west side of Jarvis Street, between Charles Street East and a point 43 metres south of Charles Street East. 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 23 months and needs Toronto and East York Community Council's approval.

COMMENTS

Jarvis Street, between Charles Street East and a point 43 metres south of Charles Street East, is 21.2 metres wide and operates two-way with three lanes in the northbound direction and two lanes and a bicycle lane in the southbound direction. It is regulated by "No Stopping Anytime" restrictions on both sides of the street. The T.T.C. express route No. 141 operates on this portion of Jarvis Street.

The existing pavement markings can be modified to maintain two southbound lanes of traffic and a pedestrian walkway adjacent to the proposed construction staging area. The existing southbound bicycle lane that presently begins at Charles Street East would begin at a point 43 metres to the south of Charles Street East under this proposal.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 22 metres. The applicant needs a construction staging area within the road allowance in order to construct the building. A pedestrian walkway will be maintained on the west side of Jarvis Street, beside the construction staging area.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0466, dated October 2011

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