



STAFF REPORT ACTION REQUIRED

Construction Staging Area – No. 200 Jarvis Street

Date:	March 11, 2013
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 27
Reference Number:	Ts2013065te.top.doc

SUMMARY

Transportation Services is requesting authority to temporarily close a section of the west sidewalk and curb lane on Jarvis Street south of Dundas Street East and establish a temporary pedestrian walkway in the closed lane.

Great Gulf (Dundas) Ltd. is building a 43-storey condominium on the south-west corner of the intersection of Jarvis Street and Dundas Street East. This project requires a temporary sidewalk and lane closure for a period of 42 months to enable construction to proceed. Two southbound and two northbound lanes will be maintained on Jarvis Street except during the afternoon peak period when the reversible lane changes direction and there will be one southbound and three northbound lanes.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the west sidewalk and curb lane on Jarvis Street, between Dundas Street East and a point 30 metres south, from April 1, 2013 to September 30, 2016.
2. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate the Pan Am requirements during the months of July and August 2015.
3. City Council approve the implementation of a "No Stopping Anytime" regulation on the west side of Jarvis Street, between Dundas Street East and a point 30 metres south, from April 1, 2013 to September 30, 2016.

4. City Council adjust the existing "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays" regulation on the west side of Jarvis Street, between Front Street East and Charles Street East, to be in effect from Front Street East to a point 30 metres south of Dundas Street East, and from Dundas Street East to Charles Street East, from April 1, 2013 to September 30, 2016.
5. City Council adjust the existing pay-and-display parking regulations on the west side of Jarvis Street, between a point 71 metres north of Shuter Street and Dundas Street East, to be in effect from a point 71 metres north of Shuter Street to a point 30 metres south of Dundas Street East, from April 1, 2013 to September 30, 2016.
6. 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. Great Gulf (Dundas) 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 \$39,000.00.

DECISION HISTORY

On November 29, 2011, City Council adopted Toronto and East York Community Council Item No. 11.8 entitled "Final Report – 155-163 Dundas Street East and 200 Jarvis Street – Zoning Amendment Application" amending Zoning By-law 438-86.

ISSUE BACKGROUND

Transportation Services has received an application from Great Gulf (Dundas) Ltd. for a temporary closure of a section of the west sidewalk and curb lane on Jarvis Street, south of Dundas Street West. 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 42 months and needs City Council approval.

COMMENTS

No. 200 Jarvis Street is located on the south-west corner of the intersection of Jarvis Street and Dundas Street East. Jarvis Street is a major arterial roadway that consists of two northbound and two southbound lanes and a reversible centre lane, in the vicinity of the proposed staging area. The reversible lane operates in a northbound direction between 3:45 p.m. and 6:30 p.m., Monday to Friday, and in a southbound direction at all other times, between Queen Street East and Isabella Street. TTC No. 141 express bus route operates on Jarvis Street.

The proposed construction staging area will require closing the west curb lane and sidewalk on Jarvis Street, between Dundas Street East and a point 30 metres south. A temporary pedestrian walkway will be built in the closed lane. Two southbound and two

northbound lanes will be maintained except during the afternoon peak period when the reversible lane changes direction and there will be one southbound and three northbound lanes. Stopping will be prohibited on the west side of Jarvis Street in the vicinity of the staging area. Parking is already prohibited in this area.

Also, as part of this development there will be a pedestrian covered walkway on the sidewalk on Dundas Street East that does not require City Council approval.

We have consulted with Councillor Wong-Tam and she has no objections to this proposal subject to the following conditions:

1. The applicant to post a 24-hour monitored construction hotline number on the construction hoarding board, which must be prominently placed and legible from 20 metres on all elevations from the construction site.
2. The applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spot lighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

Reasons for the partial road closure

Developing this property means excavating the entire site to the property line. The applicant needs a construction staging area within the road allowance for delivery and hoisting of equipment and materials to construct the building.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

- (1) Drawing No. 421G-1022, dated March 2013

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