

Construction Staging Area - 175-191 Dundas Street East - Supplementary Report

Date: November 7, 2016
To: City Council
From: Acting General Manager, Transportation Services
Wards: Ward 27: Toronto Centre - Rosedale

SUMMARY

Brookfield Multiplex Construction Canada is constructing a 50 storey condominium building at 175 - 191 Dundas Street East, between Jarvis Street and George Street.

Transportation Services is requesting approval to close the sidewalk and curb lane on the east side of Jarvis Street in order to construct the condominium for a period of approximately 7 months.

This supplementary report is being provided in order to provide additional background on negotiations with the developer, and steps taking by Transportation Services to limit the impact on pedestrians, cyclists, transit, and vehicles.

FINANCIAL IMPACT

There is no financial impact associated with the recommendations contained in this report. Should Council approve the recommendations contained in the original TEYCC report, based on the area enclosed and projected duration of the closure, fees for the closure will be approximately \$37,000.00.

DECISION HISTORY

At its meeting of October 13th, 2016, the Toronto and East York Community Council approved TE19.44 - Construction Staging Area - 175-191 Dundas Street East, which outlines a series of road closures associated with the development of a 50 storey condominium at the corner of Jarvis Street and Dundas Street. This report is now before Council at its meeting of November 8 and 9, 2016 for approval.

The Toronto and East York Community Council decision can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.44>

COMMENTS

Brookfield Multiplex Construction Canada is constructing a 50 storey condominium building at the south east corner of Dundas Street East and Jarvis Street.

The construction requires excavating the entire site to a depth of 11.5 metres which is equivalent to approximately 4 storeys. As the development is building to the property line, the occupation of part of the City's right of way is needed to construct the building.

Originally, the street occupation permit application was requesting occupation of the eastbound curb lane on Dundas Street East, however through consultation with the developer and their consulting engineers, it was identified that Dundas Street East would not be suitable as there is a streetcar route along Dundas Street East. As Dundas Street East only has two lanes eastbound, the transit service would be severely impacted with the closure of the curb lane.

Based on the above, it was agreed that the developer would use Jarvis Street for staging rather than Dundas Street East. This will result in Jarvis Street reduced to two lanes northbound during the PM peak period of 3:30 pm to 6:00 pm, and one lane northbound at all other times. The ability to have two northbound lanes in the PM peak period is due to the reversible lane that exists on Jarvis Street. The southbound lanes on Jarvis Street will remain unchanged.

Further, at its meeting on October 13, 2016, Toronto and East York Community Council added an additional recommendation that the applicant be directed, in consultation with Transportation Services to install sharrow markings onto the roadway and display the appropriate signage on the hoarding to inform motorists and cyclists to safely share the road.

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SIGNATURE

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