



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – 175 - 191 Dundas Street East

Date:	September 12, 2016
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:	ts2016172te.top.doc

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Jarvis Street, City Council approval of this report is required.

Transportation Services is requesting approval to close the sidewalk and curb lane on the east side of Jarvis Street. Brookfield Multiplex Construction Canada is constructing a 50-storey condominium building at 175 – 191 Dundas Street East, between Jarvis Street and George Street and require this closure in order to do their work.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the east side of Jarvis Street, between a point 4.2 metres south of Dundas Street East and a point 54.0 metres further south, from November 1, 2016 to May 31, 2017.
2. City Council approve the removal of the existing "No Parking Anytime" restriction on the east side of Jarvis Street, between a point 4.2 metres south of Dundas Street East and a point 54.0 metres further south, from November 1, 2016 to May 31, 2017.
3. City Council approve the removal of the existing "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m. except Saturdays, Sundays and Public Holidays" restriction on the east side of Jarvis Street, between a point 4.2 metres south of Dundas Street East and a point 54.0 metres further south, from November 1, 2016 to May 31, 2017.

4. City Council approve the implementation of a "No Stopping Anytime" restriction on the east side of Jarvis Street, between a point 4.2 metres south of Dundas Street East and a point 54.0 metres further south, from November 1, 2016 to May 31, 2017.
5. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
6. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
7. 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. Brookfield Multiplex Construction Canada 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 \$37,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued July 2, 2014, in relation to Board Case No. PL130463, authorized an amendment to Zoning By-law No. 438-36, for the lands municipally known as 175-191 Dundas Street East and 235 Jarvis Street.

ISSUE BACKGROUND

Transportation Services has received an application from Brookfield Multiplex Construction Canada for a temporary closure of the sidewalk and the curb lane on the east side of Jarvis Street, between a point 4.2 metres south of Dundas Street East and a point 54.0 metres further south, from November 1, 2016 to May 31, 2017.

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 7 months and requires City Council's approval.

COMMENTS

Jarvis Street, between a point 4.2 metres south of Dundas Street East and a point 54.0 metres further south, is 15.6 metres wide and operates two-way with two lanes in the northbound direction, two lanes in the southbound direction and one reversible centre lane. Both sides of the street are regulated by a "No Parking Anytime", "No Stopping" restrictions. There is "Pay and Display" parking regulations on the west side of Jarvis Street. The TTC express route No. 141 operates on this portion of Jarvis Street.

Developing this property means excavating the entire site to a depth of 11.5 metres. Therefore, the applicant needs a construction staging area within the road allowance in order to construct the building. If the proposed construction staging area is approved, the northbound curb lane and sidewalk on the north side of Jarvis Street fronting the site will be closed and pedestrians will be redirected to temporary pedestrian walkway in the eastbound bike lane beside the construction staging area. The operation of the reversible lane on Jarvis Street during the off peak hours, will operate one lane northbound. During the afternoon peak period, Jarvis Street northbound will operate with two lanes northbound. Southbound operation on Jarvis Street will be unaffected.

Councillor Kristyn Wong-Tam has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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LIST OF ATTACHMENTS

Drawing No. 421G-2230, dated August, 2016