

Construction Staging Area – 241 Jarvis Street

Date: March 8, 2017
To: Toronto City Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto Centre - Rosedale

SUMMARY

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

SkyGrid Construction Incorporated is constructing a 50-storey residential condominium building at 241 Jarvis Street (also known by 200 Dundas Street East). The site is located in the north-east quadrant of Dundas Street East and Jarvis Street.

In order to enable construction of the above mentioned development, Transportation Services is requesting approval to close the east sidewalk and portion of the northbound curb lane on Jarvis Street for a period of 18 months. Pedestrians will be accommodated in a protected walkway within the closed portion of the northbound curb lane.

Construction staging operations for the development will also take place within the boulevard allowance on the west side of George Street located to the east of the site. However, this matter is dealt within a companion report requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the east sidewalk and northbound curb lane on Jarvis Street, between Dundas Street East and a point 58.6 metres north of Dundas Street East, from May 1, 2017 to October 31, 2018.
2. City Council rescind 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 east side of Jarvis Street between a point 4.2 metres south of Dundas Street East and Mount Pleasant Road.

3. City Council enact "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 east side of Jarvis Street between a point 4.2 metres south of Dundas Street East and Dundas Street East.
4. City Council enact "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 east side of Jarvis Street between a point 58.6 metres north of Dundas Street East and Mount Pleasant Road.
5. City Council rescind the existing "No parking, Anytime" regulation on the east side of Jarvis Street between a point 4.2 metres south of Dundas Street East and Mount Pleasant Road.
6. City Council enact "No Parking, Anytime" regulation on the east side of Jarvis Street between a point 4.2 metres south of Dundas Street East and Dundas Street East.
7. City Council enact "No Parking, Anytime" regulation on the east side of Jarvis Street between a point 58.6 metres north of Dundas Street East and Mount Pleasant Road.
8. City Council enact "No Stopping, Anytime" regulation on the east side of Jarvis Street, between Dundas Street East and a point 58.6 metres north of Dundas Street East.
9. 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.
10. 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.
11. City Council direct that Jarvis Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. SkyGrid Construction 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 term of the closure, these fees will be approximately \$82,500.00.

DECISION HISTORY

City Council, at its meeting on October 8, 2013, adopted Item TE26.12 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 200 Dundas Street East, 241-251 Jarvis Street and 280 George Street.

COMMENTS

A 50-storey residential condominium building will be constructed at 241 Jarvis Street (also known by 200 Dundas Street East). The site is bounded by existing residential uses to the north, George Street to the east, Dundas Street East to the south and Jarvis Street to the west.

The development will consist of 1004 dwelling units with a ground floor retail, second floor City community space and a 4-level underground parking garage. Permanent vehicular access to the development will be provided from Jarvis Street and George Street.

The applicant requires a constructing staging area within the road allowance on the east side of Jarvis Street and the west side of George Street to enable construction. By way of background, the original option for construction staging areas for the subject development included lane occupations on both Jarvis Street and George Street for a period of 27 months. In order to minimize the impact on all road users, the applicant has revised the extent and duration of the construction staging area for the subject development, which in its revised form includes no lane occupation on George Street and a construction duration shortened to 18 months.

Jarvis Street, in the vicinity of the site, is a north-south major arterial road and consists of a five-lane (two northbound lanes, two southbound lanes and a centre bi-directional lane) cross-section on a pavement width of 15.5 metres. Jarvis Street currently operates as three southbound lanes and two northbound lanes during the morning and off-peak peak hours and with two southbound lanes and three northbound lanes during the afternoon peak hours. The TTC express route No. 141 operates on this portion of Jarvis Street.

The following parking and stopping regulations are in effect on the subject section of Jarvis Street:

East side:

- "No Parking, Anytime" between a point 4.2 metres south of Dundas Street East and Mount Pleasant Road.
- "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" between a point 4.2 metres south of Dundas Street East and Mount Pleasant Road.

West side:

- "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" between Dundas Street East and Charles Street East.

Construction staging operations on Jarvis Street will take place within the existing boulevard allowance and the northbound curb lane on the east side of Jarvis Street

abutting the site. Subject to approval, 3.1 metres of the northbound lane and east sidewalk on Jarvis Street (between Dundas Street East and a point 58.6 metres north of Dundas Street East) will be closed. Pedestrians will be redirected to a protected 1.7 metres covered walkway within the closed portion of the northbound lane. With the proposed closure in place, Jarvis Street, in the vicinity of the site, will operate as three southbound lanes and one northbound lane during the morning and off-peak hours and with two southbound lanes and two northbound lanes during the afternoon peak hours.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the east side of Jarvis Street (between Dundas Street East and a point 58.6 metres north of Dundas Street East).

Intersection Capacity Analysis

The existing and future (during construction) traffic operations at the signalized intersection of Jarvis Street and Dundas Street East were analyzed during the morning and afternoon peak hours.

The existing traffic operations were analyzed using the existing lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes.

Under existing conditions, the intersection of Jarvis Street and Dundas Street operates acceptably during the morning and afternoon peak hours. All movements currently operate with a delay of up to 24 seconds or less during both the peak hours.

Under future (during construction) conditions, the subject intersection is expected to operate acceptably with northbound and westbound movements experiencing increased congestion. All movements are expected to operate with a delay of up to 47 seconds or less during the peak hours.

Transportation Services is satisfied that SkyGrid Construction has looked at all options to alleviate congestion at this location.

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

CONTACT

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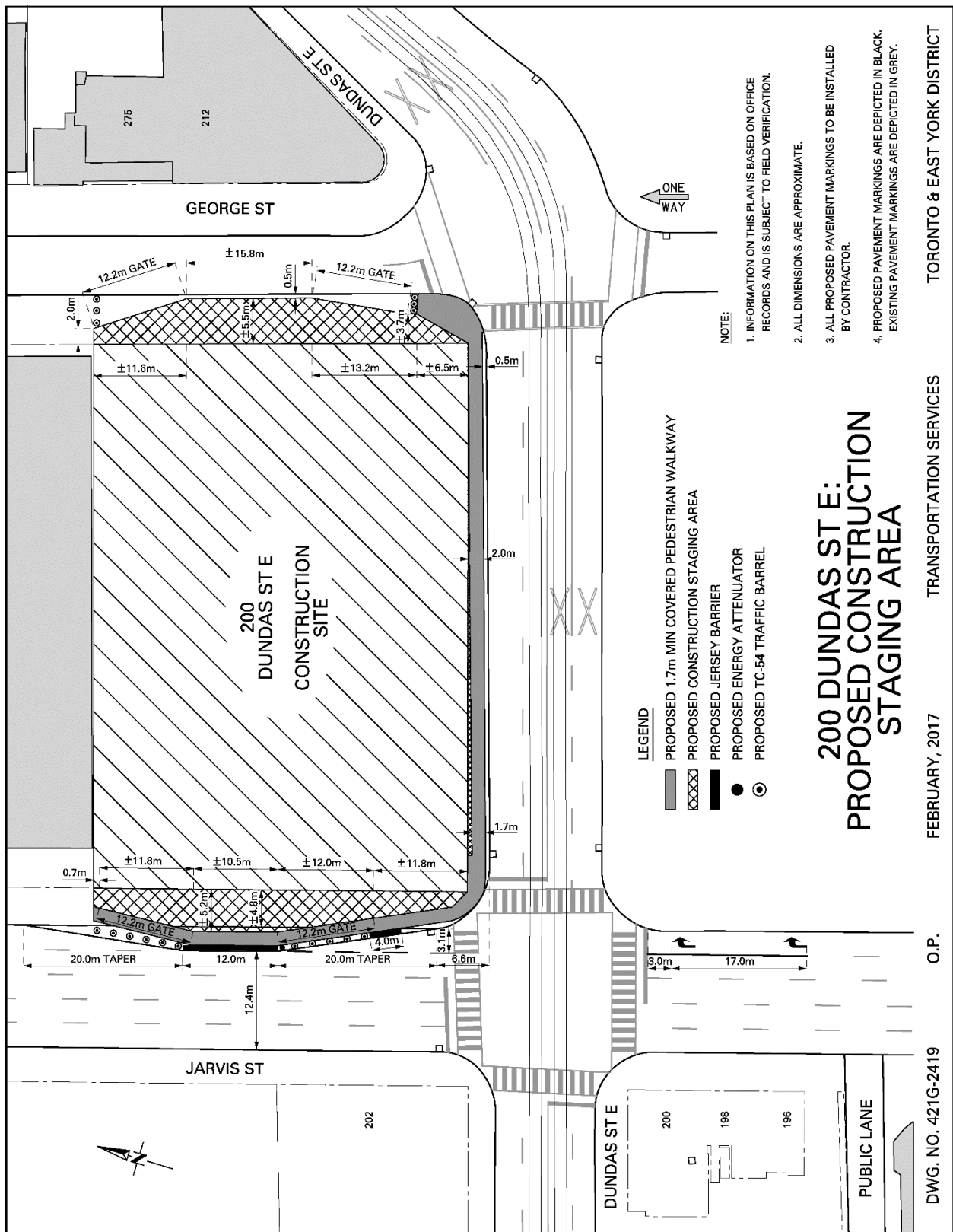
SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2419, dated February, 2017

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Proposed Construction Staging Area on Jarvis Street