

## **Construction Staging Area Time Extension – 175 - 191 Dundas Street East**

**Date:** April 12, 2018  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Transportation Services, Toronto and East York District  
**Wards:** Ward 27, Toronto-Centre Rosedale

### **SUMMARY**

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

Brookfield Multiplex Construction Canada is constructing a 50-storey condominium building at 175 – 191 Dundas Street East. The sidewalk and northbound curb lane on the east side of Jarvis Street abutting the site are closed to accommodate construction staging operations for the development. City Council, at its meeting on November 8, 2016, approved the subject construction staging area from November 1, 2016 to May 31, 2017.

Transportation Services is requesting approval to extend the subject closure of the sidewalk and northbound curb lane on the east side of Jarvis Street for a period of approximately 6 months (i.e. from May 29, 2018 to November 30, 2018).

There is a planned watermain replacement project on Jarvis Street scheduled from June 2018 to October 2018. Construction of the watermain replacement project will take place within the northbound lane adjacent to the existing construction staging area on Jarvis Street.

It should be noted that the watermain project would have taken up two northbound lanes on Jarvis Street regardless so the combination of the existing construction staging area and the watermain project does not change the traffic impact during the watermain work.

### **RECOMMENDATIONS**

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

1. City Council approve the continuation of the closure of the sidewalk and northbound 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 and provision of a protected pedestrian walkway within the closed portion of the northbound curb lane, from May 29, 2018 to November 30, 2018.
2. City Council direct the applicant to continue posting 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.
3. City Council direct the applicant to continue providing and installing 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.
4. City Council direct that Jarvis Street be returned to its pre-construction traffic and parking regulations when the project is complete.
5. City Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
7. City Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
8. City Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. City Council direct the applicant to continue installing signage and markings to indicate that the northbound curb lane on Jarvis Street, between a point 4.2 metres south and a point 54 metres further south, operate as a shared lane for cyclists and motorists safety is considered at all times.

## **FINANCIAL IMPACT**

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There is no financial impact to 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 \$36,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on November 8, 2016, considered Item TE19.44 and approved 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.

## **COMMENTS**

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A 50-storey residential condominium building is currently being constructed by Brookfield Multiplex Construction Canada at 175-191 Dundas Street East. The site is located in the southeast corner of Dundas Street East and Jarvis Street.

The development, in its completed form, will consist of approximately 563 dwelling units along with a ground floor retail and a two-level underground parking garage. All permanent access to the site will be provided from Jarvis Street. The development has been constructed to 47-storeys and construction is currently underway to finish the remaining 3-storeys.

Construction staging operations for the development take place within the road right-of-way on the east side of Jarvis Street abutting the site. The sidewalk and northbound 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 are closed to accommodate construction staging operations. Pedestrians are directed to a 1.5 metres wide covered and protected walkway within the closed portion of the northbound curb lane.

With the subject construction staging area in place, Jarvis Street in the vicinity of the site currently operates as three southbound lanes and one northbound lane during the morning and off-peak hours and as two southbound lanes and two northbound lanes during the afternoon peak hours.

By way of background, the subject construction staging area was approved by the City Council at its meeting on November 8, 2016 for a period of 7 months. A short-term approval was granted to allow for a later date review of potential conflicts and coordination with the planned watermain replacement project on Jarvis Street, between Queen Street East and Dundas Street East. The planned capital works project was originally scheduled to commence in the Year 2017. However, due to capital works project coordination issues, the subject project was later deferred to the Year 2018.

The Engineering and Coordination Services division has indicated that the watermain replacement on Jarvis Street will take place from June 2018 to October 2018. Construction of the watermain replacement project will take place within the northbound lane adjacent to the existing construction staging area on Jarvis Street. During the planned capital works project construction, Jarvis Street, in the immediate vicinity of the site, will operate as one northbound lane and two southbound lanes. Furthermore, intermittent closures of the central bi-directional lane on Jarvis Street will be required to facilitate the watermain project. This watermain project has been deferred a few times and is considered urgent.

It should be noted that the watermain project would have taken up two northbound lanes on Jarvis Street regardless so the combination of the existing construction staging

area and the watermain project does not change the traffic impact during the watermain work.

The developer has indicated that the subject construction staging area is essential for completion of the development. A time extension for the subject construction staging area is being requested from May 29, 2018 to November 30, 2018 in order to complete remaining construction activities for the development.

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

## **CONTACT**

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## **SIGNATURE**

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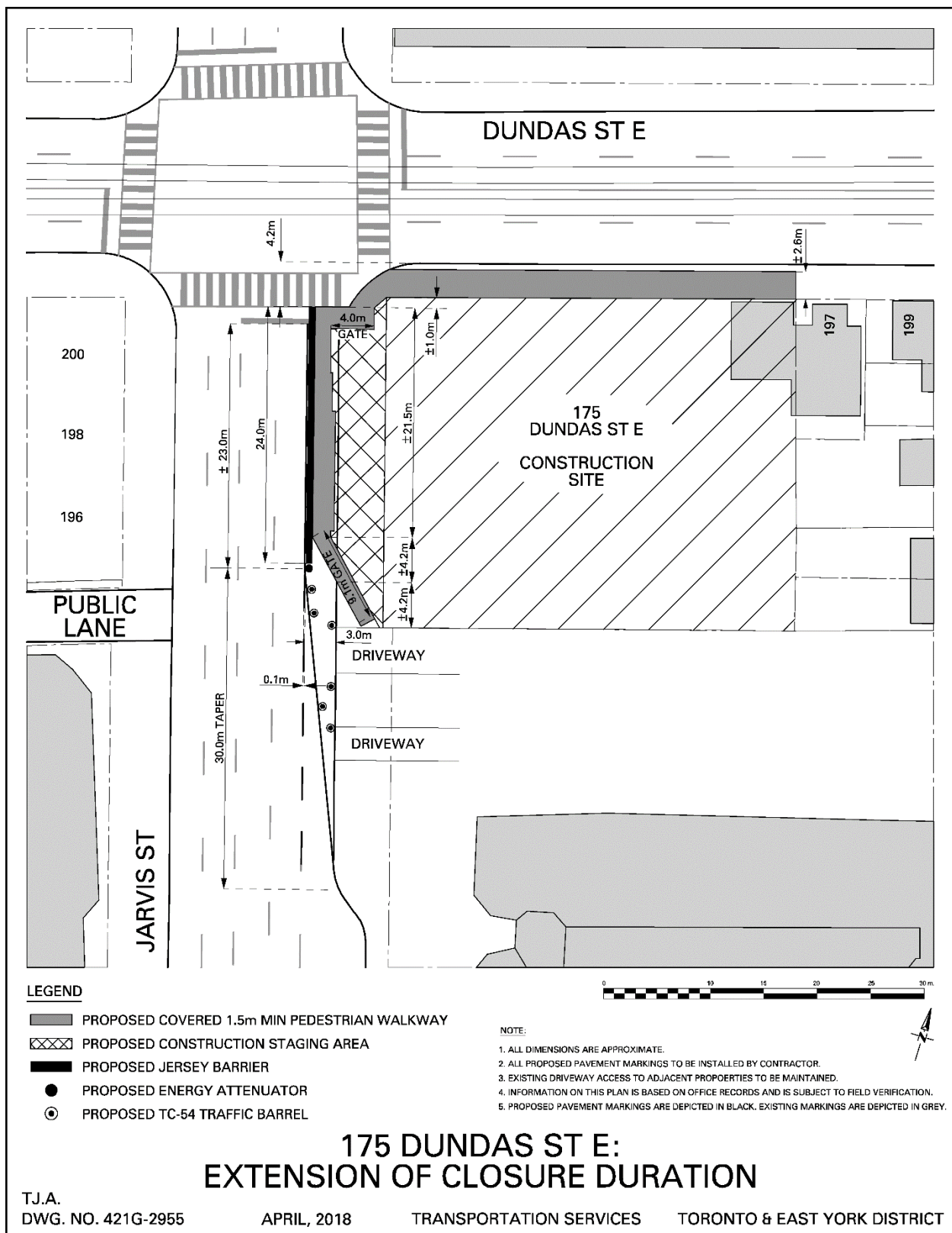
Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## **ATTACHMENTS**

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Drawing No. 421G-2955, dated March, 2018

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