

Construction Staging Area Time Extension – 241 Jarvis Street

Date: December 13, 2018
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 13, Toronto-Centre

SUMMARY

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

SkyGrid Construction Incorporated is constructing a 50-storey condominium building at 241 Jarvis Street (also known by 200 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 April 26, 2017, approved the subject construction staging area from May 1, 2018 to October 31, 2018.

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 5 months (i.e. from February 1, 2019 to June 30, 2019).

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. City Council approve the continuation of 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, February 1, 2019 to June 30, 2019.
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 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.
5. 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.
6. 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.
7. 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.
8. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. 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 to the City. SkyGrid Construction Incorporated 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 \$35,000.00.

DECISION HISTORY

City Council, at its meeting on April 26, 27 and 28, 2017, adopted Item TE23.72 and in so doing, approved the closure of the east sidewalk and northbound curb lane on Jarvis Street, between Dundas Street East and a point 58.6 metres north, from May 1, 2017 to October 31, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.72>

COMMENTS

A 50-storey residential condominium building is currently being constructed by SkyGrid Construction Incorporated at 241 Jarvis Street. The site is located in the northeast corner of Dundas Street East and Jarvis Street.

The development, in its completed form, will consist of approximately 1004 dwelling units along with a ground floor retail and a four-level underground parking garage. All permanent access to the site will be provided from Jarvis Street and George 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 Dundas Street East and a point 58.6 metres north of Dundas Street East are closed to accommodate construction staging operations. Pedestrians are directed to a 1.7 metres wide covered and protected walkway within the closed portion of the northbound curb lane.

Due to the ongoing watermain replacement project, Jarvis Street, in the immediate vicinity of the site, currently operates as one northbound lane and one southbound lane. Subsequent to the completion of the capital works project, Jarvis Street will operate 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.

Based on the information provided by the developer, the entire project has experienced a number of construction delays due to inclement weather. The developer has indicated that the remaining construction activities requiring right-of-way occupation on Jarvis Street will be completed by June 30, 2019. Consequently, the duration of the subject construction staging area has been requested to be extended by 5 months (i.e. February 1, 2019 to June 30, 2019).

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

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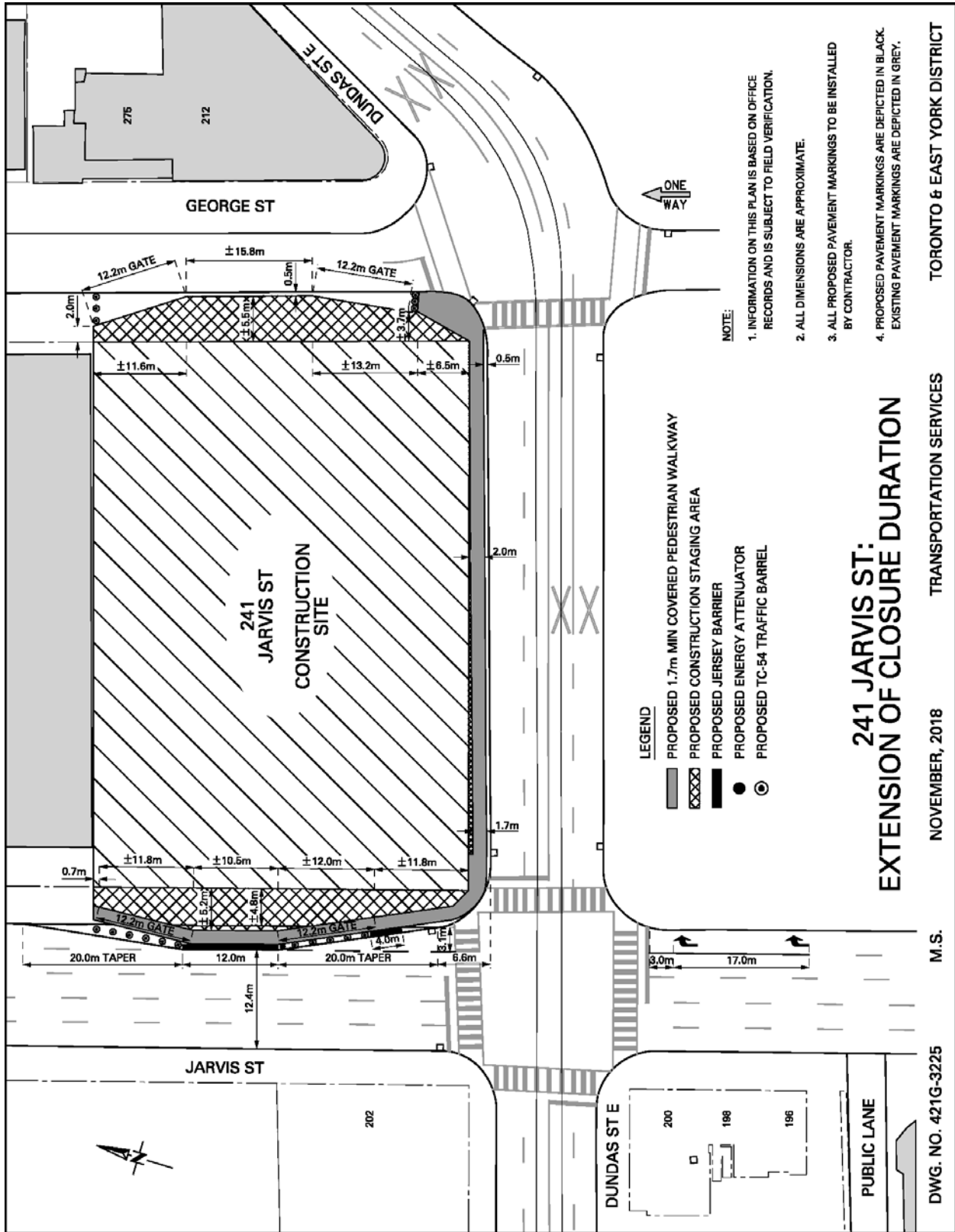
SIGNATURE

Roger Browne P.Eng., M.Eng.
Acting Director, Traffic Management
Transportation Services

ATTACHMENTS

Drawing No. 421G-3225, dated November, 2018

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