

Construction Staging Area - 203 Jarvis Street

Date: August 10, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre

SUMMARY

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

Magna Hotels is constructing a 32-storey mixed use building at 203 Jarvis Street. The site is located on the northeast corner of Jarvis Street and Shuter Street. This development will include 179 residential units, 240 hotel suites with four levels of underground parking for approximately 75 cars, and a loading bay. All permanent vehicular access will be from the public laneway located off Shuter Street.

Transportation Services is requesting authorization to close the east sidewalk and a portion of the northbound curb lane on Jarvis Street, between Shuter Street and a point 37 metres north, and a portion of the first lane east of Jarvis Street, north of Shuter Street, for a period of 30 months (i.e., October 2, 2020 to March 31, 2023) to accommodate construction staging areas.

The construction staging area on Jarvis Street will result in the loss of one northbound traffic lane with the adjacent northbound lane being widened 3.4 metres. The existing bi-directional lane on Jarvis Street will continue to operate southbound at all times except between 3:30 p.m. and 6:30 p.m., when it will operate as a second northbound lane. In order to accommodate the staging area, the northbound curb lane on Jarvis Street south of Shuter Street will be designated as an exclusive right-turn only lane. Pedestrian operations on the east side of Jarvis Street will be maintained in a 1.7 metre wide covered and protected walkway within the closed portion of the existing lane.

Pedestrian operations on the north side of Shuter Street, abutting the site, will be maintained in a covered and protected walkway.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk on Jarvis Street, between Shuter Street and a point 37 metres north, from October 2, 2020 to March 31, 2023.
2. City Council authorize the closure of a 2.5 metre wide portion of the northbound curb lane on Jarvis Street, between Shuter Street and a point 37 metres north, from October 2, 2020 to March 31, 2023.
3. City Council authorize the closure of a 0.9 metre wide portion of the southbound curb lane on the first laneway east of Jarvis Street, north of Shuter Street, between Shuter Street and a point 35 metres north, from October 2, 2020 to March 31, 2023.
4. City Council rescind the existing parking prohibition in effect at all times on the east side of Jarvis Street, between Shuter Street and a point 61 metres north.
5. City Council rescind the existing stopping prohibition in effect from 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, on the east Jarvis Street, between Shuter Street and a point 61 metres north.
6. City Council prohibit stopping at all times on the east side of Jarvis Street, between Shuter Street and a point 61 metres north.
7. City Council designate the easterly northbound lane on Jarvis Street, between Shuter Street and a point 30.5 metres south, for northbound right-turns only.
8. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
9. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
10. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
11. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

12. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.

13. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

14. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. 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.

16. 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.

17. City Council direct that Jarvis Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Magna Hotels 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 proposed closures on Richmond Street West, these fees will be approximately \$219,000.00

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued May 15, 2020 in relation to Board Case No. PL170099 and 150374, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 203 Jarvis Street.

COMMENTS

Proposed Development

A 32-storey mixed-use building is being constructed by Magna Hotels - Hyatt Place and Residences, at 203 Jarvis Street West. The site is bounded by a residential townhouse to the north, a public laneway to the east, Shuter Street to the south and Jarvis Street to the west. The development, in its completed form, will consist of 179 residential dwelling

units, 240 hotel suites, a four-level underground parking garage for approximately 75 vehicles and one loading bay. All permanent vehicle access will be from the public laneway off Shuter Street.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

Construction Activities:

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: October 2019 to September 2020;
- Below grade formwork: August 2020 to May 2021;
- Above grade formwork: May 2021 to December 2022;
- Building envelope phase: October 2021 to March 2023; and
- Interior finishes stage: May 2021 to August 2023.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides. Various options were explored by the developer to set up construction staging operations for the development. However, Jarvis Street was determined to be the best viable option to facilitate construction of the development.

Existing Conditions:

Jarvis Street, in the vicinity of the site, is a five lane major arterial roadway and consists of two traffic lanes for northbound and two lanes for southbound traffic, plus the middle lane which is a bi-directional lane which typically operates as a southbound lane, except during the afternoon peak (3:30 p.m. to 6:30 p.m.) when the lane operates as a northbound lane. The TTC operates bus service on the subject section of Jarvis Street.

The following parking regulations are in effect on the subject section of Richmond Street West:

East Side

- "No Parking Anytime" between Adelaide Street East and Dundas Street East.
- "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 Front Street East and Dundas Street East.

West Side

- "No Parking Anytime" between Shuter Street and a point 44.5 metres north.
- Parking machines operate for a maximum period of three hours from 9:30 a.m. to 3:30 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between a point 44.5 metres north of Shuter Street and a point 12 metres further north.
- Parking machines operate for a maximum period of 2.5 hours from 6:30 p.m. to 9:00 p.m., Monday to Friday, between a point 44.5 metres north of Shuter Street and a point 12 metres further north.
- Parking machines operate for a maximum period of three hours from 9:30 a.m. to 3:30 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between a point 74.5 metres north of Shuter Street and a Dundas Street East.
- Parking machines operate for a maximum period of 2.5 hours from 6:30 p.m. to 9:00 p.m., Monday to Friday, between a point 74.5 metres north of Shuter Street and a Dundas Street East.
- "No Standing Anytime" between a point 56.5 metres north of Shuter Street and a point 74.5 metres north of Shuter Street.
- "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 Front Street East and a point 270.5 metres south of Gerrard Street East.

Shuter Street, in the vicinity of the site, is a two-way minor arterial road with one lane in each direction and bike lanes on both sides of the street. Stopping is prohibited on both sides of Shuter Street in the area of the development.

Construction Staging Area:

The construction staging area for the development has been proposed within the road right-of-way on the east side of Jarvis Street, abutting the site.

Construction staging operations on Jarvis Street will take place within the existing boulevard allowance and the northbound curb lane fronting the site. Subject to approval, the east sidewalk on Jarvis Street will be closed between Shuter Street and a point 37 metres north. Additionally, a 2.5 metre wide portion of the northbound curb lane on Jarvis Street will be closed between Shuter Street and a point 37 metres north, resulting in the loss of one northbound lane. The adjacent northbound lane will be widened to 3.4 metres abutting the staging area. Pedestrian operations on the east side of Jarvis Street will be maintained in a 1.7 metre wide covered and protected walkway within the closed portion of the existing lane.

In order to accommodate the staging area, the northbound curb lane on Jarvis Street, approaching Shuter Street, will be designated as an exclusive right- turn only lane.

Pedestrian operations on the north sidewalk of Shuter Street, abutting the site, will be maintained in a 1.7 metre wide covered and protected walkway within the existing sidewalk.

The proposed construction staging area will be utilized to provide a secure and controlled enclosure to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, a man and material hoist, and worker facilities.

In addition, a 0.9 metre wide portion of the southbound curb lane within the first public laneway east of Jarvis Street, north of Shuter Street and abutting the subject property, will be closed to accommodate a construction staging area, reducing the laneway to 3.6 metres wide.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that 203 Jarvis Street West Holdings has looked at all options to minimize the duration and impact of the construction staging area on all road users.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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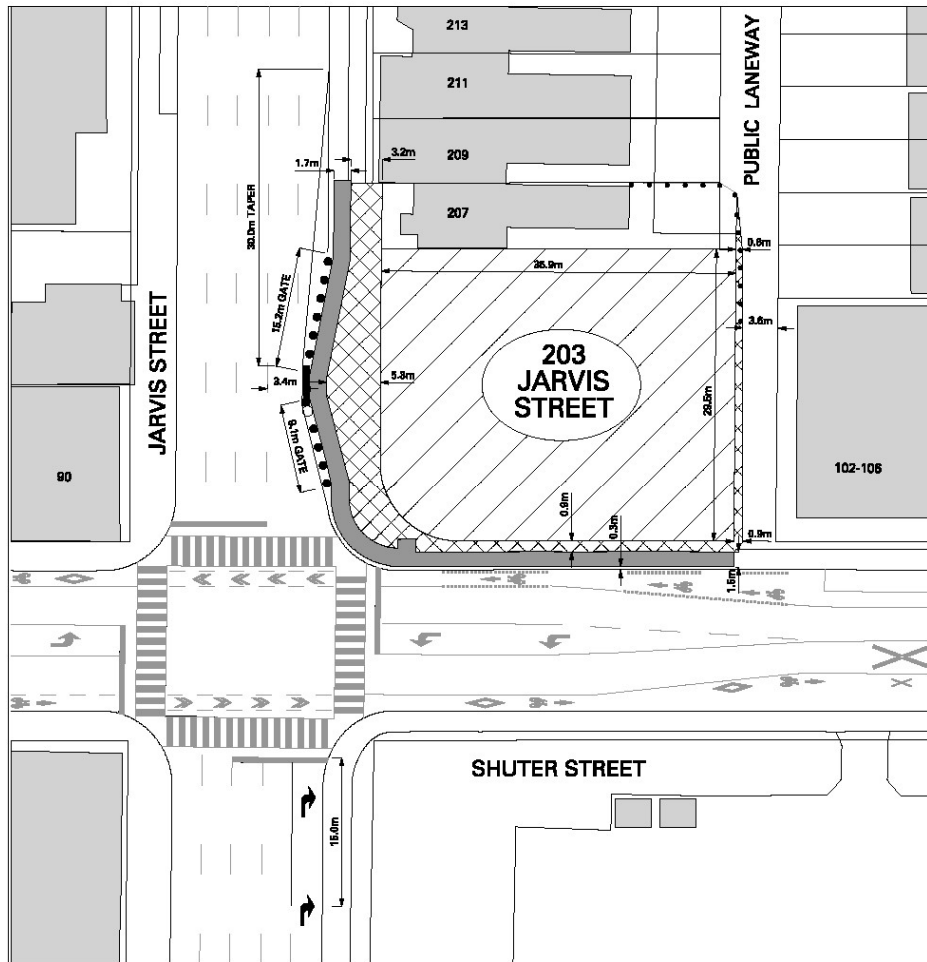
SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421T-0021, dated August 2020

Construction Staging Area - 203 Jarvis Street



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 1.5m MINIMUM COVERED WALKWAY
- PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

203 JARVIS STREET PROPOSED CONSTRUCTION STAGING AREA



DWG. NO. 421T-0021 O.K. AUGUST, 2020 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT