

Construction Staging Area Time Extension - 319-323 Jarvis Street

Date: May 31, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre

SUMMARY

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

CentreCourt is constructing a 45-storey residential condominium building at 319-323 Jarvis Street. The east sidewalk and a 4.3-metre-wide portion of the northbound curb lane on Jarvis Street, between a point 54 metres south of Gerrard Street East and a point 30.5 metres further south is currently closed for construction staging operations. A temporary pedestrian walkway is provided within the closed portion of the northbound curb lane. City Council, at its meeting on June 18 and 19, 2019, approved the subject staging area from June 25, 2019 to August 31, 2021.

The developer had initially anticipated receiving the required approvals to begin construction in early 2019 and commencing construction activities shortly afterwards. However, the final decision from the Local Planning Appeals Tribunal was only received on March 19, 2021. Therefore, the developer has only recently been able to start construction activities on the subject site.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Jarvis Street for an additional 40 months (September 1, 2021 to December 31, 2024) in order to complete the construction of the development.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the east sidewalk and a 4.3-metre-wide portion of the northbound curb lane on Jarvis Street, between a point 54 metres south of Gerrard Street East and a point 30.5 metres further south and provision

of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from September 1, 2021 to December 31, 2024.

2. City Council direct the applicant to continue 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.

3. City Council direct the applicant to continue 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.

4. City Council direct the applicant to continue to sweep 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 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.

6. City Council direct the applicant to continue to ensure 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 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.

8. City Council direct the applicant to continue to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist safety is considered at all times.

9. City Council direct the applicant, in consultation with Transportation Services, to continue to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

10. City Council, in areas where no cycling lanes exist, direct the applicant, in consultation with Transportation Services, to continue to maintain and install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclist to safely share the road.

11. City Council direct the applicant to continue a construction management working group that meets monthly and invite local stakeholders including Transportation Services, Municipal Licensing and Standards, Toronto Building, adjacent neighbours, local resident groups, and local Business Improvement Areas.

12. City Council direct the applicant to continue a publicly accessible website with regular construction updates and post the website address on the site.

13. 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. CentreCourt 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 Roehampton Avenue, these fees will be approximately \$699,000 including lost revenue from the parking machines.

DECISION HISTORY

City Council, at its meeting on June 18 and 19, 2019, adopted item TE6.34 entitled "Construction Staging Area - 319-323 Jarvis Street" and in so doing, approved the closure of the east sidewalk and a 4.3-metre-wide portion of the northbound curb lane on Jarvis Street, between a point 54 metres south of Gerrard Street East and a point 30.5 metres further south and the provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane from June 25, 2019 to August 31, 2021

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.34>

COMMENTS

Status of the Development

A 45-storey residential condominium building will be constructed by CentreCourt at the lands located at 319-323 Jarvis Street. The site is bounded by a townhouse development (325 Jarvis Street and 390 George Street), existing residential buildings (372-376 George Street) to the east, Ontario Court of Justice (311 Jarvis Street) to the south and Jarvis Street to the west.

The development, when completed, will consist of 495 dwelling units with a ground floor retail and a 5-level underground parking garage. Permanent vehicular access will be provided from Jarvis Street.

The developer has advised that they had anticipated all approvals to be in place early 2019. However, the final decision from the Local Planning Appeals Tribunal was only received in March of 2021, delaying the start of construction for over two years. In addition, the developer has advised that the required timelines to complete the project have been extended due to safety protocols related to COVID-19 and availability of materials.

At the time of this report, the developer is just starting demolition and an updated schedule of major construction activities and associated timelines for the development are described below:

- Demolition: June 2021 to July 2021
- Excavation and shoring: from July 2021 to October 2021;
- Below grade formwork: from October 2021 to April 2022;
- Above grade formwork: from April 2022 to April 2023;
- Building envelope: from November 2022 to April 2024; and
- Interior finishes: from August 2023 to December 2024.

Construction Staging Area

Construction staging operations on Jarvis Street are currently taking place within the existing boulevard allowance and the northbound curb lane on the east side of Jarvis Street, abutting the site. A 4.3-metre-wide portion of the northbound lane and sidewalk on the east side of Jarvis Street, between a point 54 metres south of Gerrard Street East and a point 30.5 metres further south, has been closed to accommodate construction staging operations for the development. Pedestrians are directed to a protected 1.7 metre covered walkway within the closed portion of the northbound lane. Pedestrian operations on the west sidewalk will remain unchanged.

In order to minimize traffic congestion, traffic lanes on Jarvis Street have been realigned to maintain two northbound and two southbound traffic lanes during all times, thereby removing the centre bi-directional lane for the duration of the project. With the proposed construction staging area in place, Jarvis Street in the immediate vicinity of the site, is operating as a 3.1-metre-wide through traffic lane and a 3.0-metre-wide curb lane in the southbound direction. In the northbound direction, 3.3 metre lane widths will be accommodate both the through lane and curb lane.

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

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging areas and planned capital works projects in the area. The review of the program at the time of this report indicates that in year 2021 and 2022, watermain replacement and major road resurfacing projects are planned on Jarvis Street, between Dundas Street East and Gerrard Street East. Transportation Services has consulted with Engineering and Construction Services, the contractor for the watermain replacement and the developer to co-ordinate the scheduled work, which may include the temporary removal of the construction staging area to accommodate installation of the watermains. In the event

the subject construction staging area is active during the road resurfacing project, the applicant has been advised that they can remove the staging area or have the remaining portion of resurfacing within the site undertaken on behalf of the Engineering Construction Services Unit, upon removal of the construction staging area.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 319-323 Jarvis Street

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