

## **Construction Staging Area – 308-314 Jarvis Street and 225 Mutual Street**

**Date:** November 3, 2021  
**To:** Toronto and East York Community Council  
**From:** Acting Director, Traffic Management, Transportation Services  
**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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

Jarvis Carlton Limited Partnership is constructing a 34 storey mixed use residential condominium development at 308-314 Jarvis Street and 225 Mutual Street. The site is located at the south-west corner of Jarvis Street and McClear Place.

Transportation Services is requesting approval to close the west sidewalk and a portion of the southbound curb lane on Jarvis Street for a period of 27 months (i.e. January 1, 2022 to March 31, 2024) to accommodate a construction staging area.

Pedestrian operations on the west 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.

The construction staging area on Jarvis Street will result in the loss of one southbound traffic lane. There will still be one 3 metre-wide southbound lane for traffic and one 3 metre-wide northbound-southbound reversible lane (by time of day). There will be no impact on the two northbound lanes (excluding the reversible lane) for traffic.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the west sidewalk and the southbound curb lane on Jarvis Street, between McClear Place and a point 44 metres south, from January 1, 2022 to March 31, 2024.
2. City Council rescind the existing parking machine regulation in effect 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 at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the west side of Jarvis Street, between McClear Place and a point 44 metres south.

3. City Council rescind the existing parking machine regulation in effect from 6:30 p.m. to 9:00 p.m. Monday to Friday, at a rate of \$3.00 per hour and for a maximum period of 2.5 hours, on the west side of Jarvis Street, between McClear Place and a point 44 metres south.

4. City Council rescind the existing no stopping regulation 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 west side of Jarvis Street, between McClear Place and a point 44 metres south.

5. City Council prohibit stopping at all times on the west side of Jarvis Street, between McClear Place and a point 44 metres south.

6. City Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear of any construction debris and made safe.

7. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.

8. 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.

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

10. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.

11. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.

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

13. 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.

14. 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.

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

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Jarvis Carlton Limited Partnership 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 Jarvis Street, these fees will be approximately \$246,000.00.

## **DECISION HISTORY**

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The Local Planning Appeal Tribunal, pursuant to its Order issued June 15, 2021 in relation to Board Case No. PL150016, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 308-314 Jarvis Street and 225 Mutual Street.

City Council, at its meeting of April 7, 2021, adopted item CC31.6, entitled, "308-314 Jarvis Street, 225 Mutual Street - Zoning By-law Amendment Application - Request for Directions". The City Council Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC31.6>

## **COMMENTS**

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### **The Development and Timeline**

Jarvis Carlton Limited Partnership is constructing a 34 storey mixed use residential condominium development at 308-314 Jarvis Street and 225 Mutual Street, with 489 residential units and 242.7 square metres of retail. There will be two levels of underground parking for 106 cars. Permanent access will be from Jarvis Street.

The site is bounded by McClear Place to the north, a hotel to the south, Mutual Street to the west, and Jarvis Street to the east.

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 to a maximum depth of approximately 4.3 meters. The developer has advised that due to limited availability of space, all construction activities,

including delivery and storage of construction materials, cannot be accommodated within the site.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from August 2021 to December 2021;
- Below grade formwork: from December 2021 to May 2022;
- Above grade formwork: from June 2022 to September 2023;
- Building envelope phase: from December 2022 to March 2024; and
- Interior finishes stage: from March 2023 to September 2024.

## **Existing Conditions**

Jarvis Street is characterized by the following conditions:

- It is a 5-lane with centre reversible lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 15 metres
- The posted regulatory speed limit is 40 km/h.
- There is TTC service provided by the 141 bus route
- There are sidewalks located on both sides of the street

The parking regulations on Jarvis Street, within the subject section are as follows:

### **East 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
- No parking anytime

### **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
- 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. on Saturday, and 1:00 p.m. to 9:00 p.m. Sunday.

## **Proposed Construction Staging Area**

Construction staging operations on Jarvis Street will take place within the existing boulevard allowance and the southbound curb lane on the west side of Jarvis Street, abutting the site. The west sidewalk and the southbound curb lane on Jarvis Street, between McClear Place and a point 44 metres south, will be closed to accommodate construction staging operations for the development.

A drawing of the proposed construction staging area is shown in Attachment 1.

Pedestrian operations on the west 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 on the west side of Jarvis Street. In order to ensure parked vehicles do not impede

vehicular traffic or access for deliveries and equipment to the site, five existing parking machine spaces on the west side of Jarvis Street across from the subject construction staging area, will be temporarily rescinded. The applicant will be responsible for paying the lost revenue for these five parking spaces. The existing parking regulations on the east side of the street will remain in effect. To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the west side of Jarvis Street, between McClear Place and a point 44 metres south.

A review of the City's Five-Year Major Capital Works Program indicates there is watermain work presently taking place on Jarvis Street; however, the work in the vicinity of the site should be complete by December 2021. The construction staging area on Jarvis Street is therefore not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Jarvis Carlton Limited Partnership has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 308-314 Jarvis Street and 225 Mutual Street

