

Construction Staging Area Time Extension - 319-323 Jarvis Street

Date: January 10, 2023
To: Toronto and East York Community Council
From: 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 July 14, 15 and 16, 2021, approved an extension to the subject construction staging area from September 1, 2021 to December 31, 2022. At the time, the developer indicated they would require the staging area for a total of 40 months, from September 1, 2021 to December 31, 2024.

As the previous permit was only approved for a 16-month period, the developer has requested an extension of the duration of the construction staging areas on Jarvis Street in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Jarvis Street for an additional 23 months, from February 8, 2023 to December 31, 2024 in order to complete the construction of the development.

RECOMMENDATIONS

The 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 February 8, 2023 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 construction site

hoarding, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

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

14. City Council direct the applicant to continue to construct and maintain a fully covered, protected, unobstructed, and wheelchair accessible pedestrian walkway for the entire duration of the construction staging area permit.

15. City Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, local residents' association, and Business Improvement Area Board of Management.

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 \$470,000.00 including lost revenue from the parking machines.

DECISION HISTORY

At its meeting of July 14, 15 and 16, 2021, City Council adopted item TE26.47, entitled "Construction Staging Area Time Extension - 319-323 Jarvis Street" and in so doing, authorized an extension to the construction staging area on Jarvis Street from September 1, 2021 to December 31, 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE26.47>

At its meeting on June 18 and 19, 2019, City Council adopted item TE6.34 entitled "Construction Staging Area - 319-323 Jarvis Street" and in so doing, authorized a construction staging area on Jarvis Street 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.

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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.

Major construction activities and associated timeline for the development are still on-schedule and are described below:

- 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.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Continued occupancy of the construction staging areas until December 31, 2024 is therefore essential to complete the development.

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.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging on Jarvis Street is not expected to conflict with the City's capital works projects. If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Jarvis Street for periods of less than 30 consecutive days over the 23-month life of the project in order to complete construction.

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These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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.,
Director, Traffic Management, Transportation Services

ATTACHMENTS

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

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