



STAFF REPORT ACTION REQUIRED

Adelaide Street West - Lane and Sidewalk Closure for Construction

Date:	June 6, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts07131te.top.doc

SUMMARY

Lewis Builds Corporation is building a 57-storey hotel/condominium at 311 Bay Street, on the south-east corner of Bay Street and Adelaide Street West. For this reason, Transportation Services must close the sidewalk and curb lane on the south side of Adelaide Street West for 24 months and the public laneway south of Adelaide Street, east of Bay Street, for 24 months. Bay Street will be unaffected by any road occupation associated with this development.

RECOMMENDATIONS

Transportation Services recommends that Council approve the following actions:

1. close the sidewalk and curb lane on the south side of Adelaide Street West, between a point 6.0 metres east of Bay Street and a point 48.3 metres east of Bay Street for 24 months, from September 7, 2007 to September 30, 2009;
2. close the public laneway south of Adelaide Street East, east of Bay Street for 24 months, from September 7, 2007 to September 30, 2009;
3. during this period, implement No Stopping Anytime on the south side of Adelaide Street West, between Bay Street and a point 48.3 metres east of Bay Street;
4. during this period, remove the existing "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" regulation on

- the south side of Adelaide Street West, between Bay Street and a point 48.3 metres east of Bay Street; and
5. return Adelaide Street West to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Lewis Builds Corporation will bear the costs.

ISSUE BACKGROUND

City Council, at its meeting of February 4, 5, and 6, 2003, in considering Clause No. 10 of Report No. 1 of the Toronto East York Community Council, among other things, authorized the Official Plan Amendment and Rezoning with respect to lands known as 311 Bay Street. As part of this report, City Council authorized the construction of a 57-storey building.

Transportation Services has received an application from Lewis Builds Corporation for a temporary sidewalk closure and partial road closure on the south side of Adelaide Street West, between a point 6.0 metres east of Bay Street and a point 48.3 metres east of Bay Street, and a full closure of a public laneway south of Adelaide Street West, east of Bay Street, to use as construction staging areas to construct this development. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. These closures will be in effect for 24 months and need City Council's approval.

COMMENTS

Adelaide Street West, between a point 6.0 metres east of Bay Street and a point 48.3 metres east of Bay Street, is an arterial street that operates one-way with three lanes in the eastbound direction. There is an existing "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" regulation on the south side of the street and a "No Stopping Anytime" restriction on the north side, where an existing construction staging area is in place. The public laneway south of Adelaide Street West, east of Bay Street is a dead-end laneway that is 3.1 metres wide. The properties that have access to this laneway have been advised by the applicant that the laneway needs to be closed for the duration of this project.

There is already an existing construction staging area on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, that was authorized by City Council at its meeting of May 23, 24 and 25, 2006, in considering Clause No. 34 of Report No. 4 of the Toronto East York Community Council, for the construction of a 51-storey office building at 335-347 Bay Street. This staging area encloses the sidewalk and north curb lane on Adelaide Street West, reducing the number of traffic lanes from four to three. Pedestrians are redirected to the south sidewalk of Adelaide Street West at Bay Street and at Yonge Street. This construction staging area will remain in place until June 30, 2009.

Setting up another construction staging area on the south side of Adelaide Street East will reduce the number of available traffic lanes to two on a continuous basis for the next 24 months, until the north construction staging area is removed. Traffic flow will be significantly impacted, especially during the a.m. and p.m. peak periods, when “No Stopping” regulations are presently in effect. However, it is still recommended that the construction staging area for the site at 311 Bay Street be set up on Adelaide Street West instead of Bay Street, where a high-occupancy vehicle lane is in effect on weekdays between 7:00 a.m. and 7:00 p.m. This area of Bay Street is part of the Bay Street Clearway.

We will monitor traffic operations in the area and try to manage congestion by installing advisory signs to notify motorists of the lane closures and modifying traffic signal timings where possible. Toronto Police Parking Enforcement will also be requested to actively enforce all signed parking and stopping regulations.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of 13.55 metres. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the south side of Adelaide Street West and within the public laneway on the south side of the site. Pedestrians will be diverted to a temporary walkway adjacent to the construction staging area on Adelaide Street West.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-8862, dated June 2007

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