



STAFF REPORT ACTION REQUIRED

Adelaide Street East - Lane and Sidewalk Closure for Construction

Date:	January 23, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts08037te.top.doc

SUMMARY

Aquicon Construction is building a 4-storey expansion to an existing building at 300 Adelaide Street East. For this reason, Transportation Services must close the sidewalk and curb lane on the north side of Adelaide Street East for 6 months.

RECOMMENDATIONS

Transportation Services recommends that Council approve the following actions:

1. close the sidewalk and curb lane on the north side of Adelaide Street East, between a point 67.9 metres east of George Street and a point 90.5 metres east of George Street for 6 months, from March 5, 2008 to August 31, 2008;
2. during this period, implement No Stopping Anytime on the north side of Adelaide Street East, between a point 62.9 metres east of George Street and a point 95.5 metres east of George Street;
3. during this period, remove the existing “No Stopping, 4:00 p.m. to 6:00 p.m. Monday to Friday, except Public Holidays” regulation on the north side of Adelaide Street East, between a point 62.9 metres east of George Street and a point 95.5 metres east of George Street;
4. during this period, remove the existing “One Hour Parking, 8:00 a.m. to 4:00 p.m. Monday to Friday, 8:00 a.m. to 6:00 p.m. Saturday, except Public Holidays”

- regulation on the north side of Adelaide Street East, between a point 62.9 metres east of George Street and a point 95.5 metres east of George Street;
5. during this period, remove the existing Pay & Display parking regulations on the north side of Adelaide Street East, between a point 62.9 metres east of George Street and a point 95.5 metres east of George Street; and
 6. return Adelaide Street East to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Aquicon Construction will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Aquicon Construction for a temporary sidewalk closure and curb lane closure on the north side of Adelaide Street East, between a point 62.9 metres east of George Street and a point 95.5 metres east of George Street, to use as a construction staging area 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. This closure will be in effect for 6 months and needs City Council's approval.

COMMENTS

Adelaide Street East, between a point 62.9 metres east of George Street and a point 95.5 metres east of George Street, is an arterial street that operates one-way with four lanes in the eastbound direction. There is an existing "No Stopping, 4:00 p.m. to 6:00 p.m. Monday to Friday except Public Holidays" regulation on both sides of the street. Just east of Frederick Street, there is a "No Stopping Anytime" regulation on the south side of Adelaide Street East, where an existing construction staging area is in place. The T.T.C. No. 143 and 144 Downtown Express bus routes use this portion of Adelaide Street East.

There is already an existing construction staging area on the south side of Adelaide Street East, between Frederick Street and a point 55 metres east of Frederick Street, that was authorized by City Council at its Meeting of May 23, 24 and 25, 2006, in considering Clause No. 33 of Report No. 4 of the Toronto East York Community Council, for the construction of a 14-storey building at 311 Adelaide Street East. This staging area encloses the sidewalk and south curb lane on Adelaide Street East, reducing the number of traffic lanes from four to three. A report on extending the duration of this staging area is also being presented at this meeting of Toronto and East York Community Council.

Setting up another construction staging area on the north side of Adelaide Street East will reduce the number of available traffic lanes to two on a continuous basis for the next 4 months, until the south construction staging area is removed. Traffic flow will be significantly impacted, especially during the afternoon peak period, when four lanes are normally available for eastbound traffic. However, there is no alternative location to set up a construction staging area for the development at 300 Adelaide Street East.

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 5.8 metres. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the north side of Adelaide Street East. Pedestrians will be diverted to a temporary walkway adjacent to the construction staging area on Adelaide Street East. The south sidewalk is not affected by this proposal. One Pay & Display parking space will be affected. Aquicon Construction will be responsible for the lost revenue for this parking space.

CONTACT

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SIGNATURE

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ATTACHMENTS

Drawing No. 421F-9167, dated January, 2008

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