TORONTO

STAFF REPORT
ACTION REQUIRED

Lane and Sidewalk Closure – Adelaide Street West

Date:	September 23, 2009
To:	Toronto and East York District Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts09166te.top.doc

SUMMARY

Ellis Don Corporation is repairing an existing 72-storey office building at 100 King Street West. Transportation Services has been requested to close the sidewalk and curb lane on the south side of Adelaide Street West for 27 months to facilitate this work.

RECOMMENDATIONS

Transportation Services recommends that:

1.   City Council approve the closure of the sidewalk and curb lane on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street, from October 28, 2009 to December 31, 2011.

2.   City Council prohibit stopping at all times on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street.

3.   City Council 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 a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street.

4.   City Council remove of the existing "No Parking Anytime" regulation on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street.

5.   City Council 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. Ellis Don Corporation will bear the costs.

ISSUE BACKGROUND

Brookfield Properties Corporation received an Order to Remedy Unsafe Building from the City of Toronto on May 15, 2007, regarding a dislodged marble panel on the 72-storey building at First Canadian Place at 100 King Street West.

Transportation Services has received an application from Ellis Don Corporation for a temporary sidewalk and lane closure on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street, to use as a construction staging area to do repair work to this office building. 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 27 months and needs City Council's approval.

COMMENTS

Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street, is 12.8 metres wide and operates one-way with four lanes in the eastbound direction. The TTC 143 and 144 bus routes operate on this portion of Adelaide Street West. There are existing "No Parking Anytime" and "No Stopping" regulations on the south side of the street.

The proposed construction staging area will close the south sidewalk and curb lane on Adelaide Street West. A pedestrian walkway will be maintained on the south side of Adelaide Street West on private property around the south side of the proposed construction staging area. Adelaide Street West will be reduced from four lanes of traffic to three lanes approaching Sheppard Street.

Reasons for the partial road closure

Since this project involves repair work to an existing building, there is no space on private property to do the required work. The applicant needs a construction staging area within the road allowance on the south side of Adelaide Street West. Pedestrians will be redirected to a walkway on the south side of the construction staging area.

CONTACT

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Director, Transportation Services

LIST OF ATTACHMENTS

(1)   Drawing No. 421F-9808, dated September 2009