Additional Lane Closure – Adelaide Street West

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<th>Date:</th>
<th>January 27, 2011</th>
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<td>To:</td>
<td>Toronto and East York Community Council</td>
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<td>From:</td>
<td>Director, Transportation Services Toronto and East York District</td>
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<td>Wards:</td>
<td>Toronto-Centre Rosedale, Ward 28</td>
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**SUMMARY**
Lewis Builds Corporation is constructing a 57-storey hotel/condominium building at 311 Bay Street, on the south-east corner of Bay Street and Adelaide Street West. They need to continue to close the curb lane on the south side of Adelaide Street West, and, in addition, close the lane adjacent to the south curb lane in order to complete their work.

Lewis Builds Corporation also needs to continue to close the public laneway at the rear of the property. This matter is dealt with in a companion report "Extension of Public Laneway Closure Duration – Bay Street" requiring Toronto and East York Community Council approval.

**RECOMMENDATIONS**
Transportation Services recommends that:

1. City Council approve the continuation of the closure of the curb lane on the south side of Adelaide Street West, between a point 6 metres east of Bay Street and a point 48.3 metres east of Bay Street, from March 31, 2011 to September 30, 2011.

2. City Council approve the closure of the traffic lane adjacent to the south curb lane of Adelaide Street West, between a point 6 metres east of Bay Street and a point 48.3 metres east of Bay Street, from March 9, 2011 to September 30, 2011.

3. City Council approve the removal of the existing "No Stopping Anytime" regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street.

4. City Council approve the removal of 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 north side of Adelaide Street West, between a point 118.7 metres east of Bay Street and a point 53.4 metres west of Yonge Street.

5. City Council approve the removal of the existing "No Standing, 11:30 a.m. to 1:30 p.m., Monday to Friday, except Public Holidays" regulation on the north side of Adelaide Street West, between a point 118.7 metres east of Bay Street and a point 53.4 metres west of Yonge Street.

6. City Council approve the implementation of a "No Stopping, 7:00 a.m. to 7:00 p.m., Monday to Friday, except Public Holidays" regulation on the north side of Adelaide Street West, between Bay Street and a point 53.4 metres west of Yonge Street.

7. City Council approve the implementation of a "No Parking Anytime" regulation on the north side of Adelaide Street West, between Bay Street and Yonge Street.

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

Financial Impact

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

DECISION HISTORY

City Council, at its meeting of July 16, 17, 18 and 19, 2007, in considering Item TE7.62, among other things, approved the closure of the sidewalk and curb lane on the south side of Adelaide Street West, between a point 6 metres east of Bay Street and a point 48.3 metres east of Bay Street, to set up a staging area to construct a 57-storey hotel/condominium building at 311 Bay Street until September 30, 2009.

Subsequent to this, City Council, at its meeting of October 26 and 27, 2009, in considering Item TE28.55, among other things, approved the extension of the closure duration of the sidewalk and curb lane on the south side of Adelaide Street West, between a point 6 metres east of Bay Street and a point 48.3 metres east of Bay Street, from September 30, 2009 until March 31, 2011.

ISSUE BACKGROUND

Transportation Services has received a request from Lewis Builds Corporation to continue to keep the curb lane on the south side of Adelaide Street West closed because the work is not yet complete. They have requested the closure to be extended from March 31, 2011, when their current approval expires, until September 30, 2011. In addition, they have requested the closure of the traffic lane adjacent to the south curb lane of Adelaide Street West from March 9, 2011 until September 30, 2011 to place a concrete pump.
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 an additional 7 months and needs City Council’s approval.

**COMMENTS**

Adelaide Street West, between a point 6 metres east of Bay Street and a point 48.3 metres east of Bay Street, is 12.8 metres wide and operates one-way with four lanes in the eastbound direction. The T.T.C. operates the 143 and 144 bus routes on this portion of Adelaide Street West.

This building will be open for public use before construction of the building is complete. As such, construction activities that are presently taking place within the site have to be relocated away from the area that will be accessed by the public. A concrete pump that is being used to construct the building has to occupy the curb lane and part of the south sidewalk on Adelaide Street West in order to complete construction of the remaining 10 stories of the building. Since the pump needs to be continually fed when in operation, this requires two concrete trucks to be parked beside one another, which requires use of the second lane of Adelaide Street West. The second lane will also be needed to receive deliveries of structural steel to complete construction of the building, since the curb lane will be occupied with the concrete pump on a continuous basis.

The pavement markings on Adelaide Street West will be modified to keep two continuous lanes of traffic flowing around this construction staging area. Specifically, the north curb lane of Adelaide Street West approaching Bay Street will be changed to a "left-turn only" lane and the two centre lanes will be rerouted to the two north lanes. The south curb lane approaching Bay Street has been a "right-turn-only" lane since the beginning of this project and will continue under this new proposal. Drawing No. 421G-0237 shows the proposed changes. This two-lane traffic flow through the area is similar to the traffic flow that was in place on Adelaide Street West from September 2007 to June 2009, when both the Trump Tower and the Bay-Adelaide Centre had construction staging areas occupying a lane of traffic each.

A "No Stopping, 7:00 a.m. to 7:00 p.m., Monday to Friday, except Public Holidays" regulation is proposed on the north side of Adelaide Street West, between Bay Street and a point 53.4 metres west of Yonge Street, to keep traffic flowing during daytime periods around the construction staging area while still allowing delivery accessibility on the north side of Adelaide Street West during off-peak periods and weekends.

Transportation Services staff have been negotiating with Lewis Builds Corporation since October 2010 and have not found any other options to accommodate this work. Councillor McConnell's office has been involved in discussions on this matter.

**Reasons for the partial road closure**

Lewis Builds Corporation has advised us that, due to construction delays, they need to continue to keep the curb lane on the south side of Adelaide Street West closed to place a concrete pump until September 30, 2011, when the work will be complete. They also
require the traffic lane adjacent to the south curb lane until September 30, 2011, for deliveries of concrete and structural steel to complete construction of the remaining 10 stories of the building. The south sidewalk will be open for pedestrian traffic.

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SIGNATURE

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Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS
(1) Drawing No. 421G-0237, dated January 2011