**SUMMARY**

Crestford Developments is building a 10-storey condominium at 399 Adelaide Street West, on the south side of Adelaide Street West between Brant Street and Spadina Avenue. To enable construction, they need to close the sidewalk and curb lane on the south side of Adelaide Street West for a period of 23 months.

**RECOMMENDATIONS**

Transportation Services recommends that:

1. City Council approve the closure of the south side sidewalk and curb lane on Adelaide Street West fronting 399 Adelaide Street West for a period of 23 months, from February 1, 2011, to December 31, 2012, as shown on Drawing No. 421G-0263 attached to the report dated February 23, 2011 entitled, “Construction Staging Area – Adelaide Street West", from the Director, Transportation Services Toronto and East York District.

2. City Council implement "No Stopping Anytime" on the south side of Adelaide Street West, from a point 37 metres east of Brant Street to a point 60 metres further east for the duration of the closure outlined in Recommendation 1.

3. City Council adjust the "No Parking Anytime" regulation on the south side of Adelaide Street West from a point 15 metres west of Morrison Street to a point 15 metres west of Charlotte Street, to indicate from a point 15 metres west of Morrison Street to a point 37 metres east of Brant Street and from a point 97 metres east of Brant Street to a point 15 metres west of Charlotte Street for the duration of the closure outlined in Recommendation 1.
4. City Council adjust the "No Stopping, 7:00 a.m. to 9:00 a.m. Monday to Friday except Public Holidays" regulation on the south side of Adelaide Street West from a point 15 metres west of Morrison Street to Spadina Avenue, to indicate from a point 15 metres west of Morrison Street to a point 37 metres east of Brant Street and from a point 97 metres east of Brant Street to Spadina Avenue for the duration of the closure outlined in Recommendation 1.

5. City Council adjust the "No Stopping, 4:00 p.m. to 6:00 p.m. Monday to Friday except Public Holidays" regulation on the south side of Adelaide Street West from Brant Street to Spadina Avenue, to indicate from Brant Street to a point 37 metres east and from a point 97 metres east of Brant Street to Spadina Avenue for the duration of the closure outlined in Recommendation 1.

6. City Council direct that Adelaide Street West be returned to its pre-construction parking regulations when the project is completed.

Financial Impact
There is no financial impact on the City. Crestford Developments is responsible for all costs, including payment of fees to the City of the occupancy of the right of way. Based on the area enclosed and projected term of the closure, these fees will be approximately $35,000.00.

DECISION HISTORY
City Council, at its meeting of June 23 and 24, 2008, in considering Item 16.30 of the Toronto and East York Community Council, among other things, approved the above recommendations. However, the start of the project was delayed. The regulatory amendments were never implemented and were subsequently reversed. The project is now ready to proceed and a construction staging area is erected.

ISSUE BACKGROUND
Transportation Services has received an application from Crestford Developments requesting a temporary closure of the sidewalk and curb lane on the south side of Adelaide Street West, from a point 37 metres east of Brand Street to a point 60 meters further east 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 23 months and requires City Council's approval.

COMMENTS
Adelaide Street West is a major arterial road and operates one-way eastbound in four lanes on a road width of 12.8 metres. TTC operates the Downtown/Humber Bay Express Bus Route No. 145 during morning and afternoon peak periods, Monday to Friday.

If the construction staging area is approved, the south curb lane and sidewalk on Adelaide Street West, from a point 37 metres east of Brant Street to a point 60 metres further east
will be closed and pedestrians will be redirected into a protected covered way within the closed south curb lane. The northerly 3 lanes of traffic on Adelaide Street West will be maintained. To enhance traffic flow past the construction site, stopping will be prohibited at all times on the south side of Adelaide Street West along the length of the staging area. TTC staff have been consulted and have no objections. Pay-and-display parking regulations are currently in effect on the north side of Adelaide Street West opposite the site and will not be impacted. Any impacts to eastbound traffic are expected to be minimal.

**Reasons for the partial road closure**
Developing this property requires excavating the entire site to the street line to accommodate 4 levels of underground parking. The applicant requires a construction staging area within the road allowance on the south side of Adelaide Street West to enable construction.

**CONTACT**
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**SIGNATURE**

Andrew Koropeski, P. Eng.
Director, Transportation Services
Toronto and East York District

**LIST OF ATTACHMENTS**
(1) Drawing No. 421G-0263, dated February 2011