



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – 295 Adelaide Street West

<b>Date:</b>	December 15, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services Toronto and East York District
<b>Wards:</b>	Trinity-Spadina, Ward 20
<b>Reference Number:</b>	Ts2012023te.top.doc

#### SUMMARY

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Mondiale Development Limited is building a 44-storey condominium at 295 Adelaide Street West, located at the southwest corner at John Street. For this reason, Transportation Services is seeking City Council approval to close the sidewalk and curb lane on the south side of Adelaide Street West and establish a temporary pedestrian walkway in the south curb lane of Adelaide Street West for 24 months.

Mondiale Development Limited also needs to close the sidewalk and curb lane on the west side of John Street. This matter is dealt with in a companion report "Construction Staging Area – John Street" requiring Toronto and East York Community Council approval.

#### RECOMMENDATIONS

**Transportation Services recommends that:**

1. City Council close the south sidewalk and curb lane on Adelaide Street West, from John Street to a point 46 metres west for a period of 24 months, from December 2011 to December 2013, as shown on Drawing No. 421G-0510 attached to the report dated December 15, 2011 entitled, "Construction Staging Area – 295 Adelaide Street West", from the Director, Transportation Services Toronto and East York District.
2. City Council direct that Adelaide Street West be returned to its pre-construction traffic operation when the project is completed.

## **Financial Impact**

There is no financial impact on the City. Mondiale Development Limited is responsible for all costs, including payment of fees to the City for occupying the right-of-way. Based on the area enclosed and projected term of the closure, these fees will be approximately \$31,500.00.

## **ISSUE BACKGROUND**

Transportation Services has received an application from Mondiale Development Limited for a partial closure of the south curb lane and sidewalk on Adelaide Street West, from John Street to a point 46 metres west. This area is required for use as construction staging area to construct a condominium development on this site. 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 24 months and needs City Council's approval.

## **COMMENTS**

The construction site is located on the southwest corner of the signalized intersection of Adelaide Street West and John Street. Adelaide Street West is a major arterial road and operates four lanes one-way eastbound on a road width of 12.2 metres. TTC operates three downtown express bus service routes on this section of Adelaide Street West. Stopping is prohibited at anytime on the south side of Adelaide Street West, between John Street and Widmer Street, fronting the site.

If the construction staging area is approved, the south curb lane and sidewalk on Adelaide Street West, from John Street to a point 46 metres west will be closed and pedestrians will be redirected into a protected 1.5 metre wide covered way within the closed south curb lane. The northerly 3 lanes of traffic on Adelaide Street West will be maintained. 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.

The Ward Councillor has been consulted on this application.

## **Reasons for the partial road closure**

Developing this property requires excavating the entire site to a depth of 19 metres to accommodate underground parking. The applicant needs a construction staging area within the road allowance on the south side of Adelaide Street West to enable delivery/storing of materials or equipment. Pedestrians on the south side of Adelaide Street West will be redirected to a temporary walkway beside the construction staging area.

## **CONTACT**

Bob Runnings, Work Zone Traffic Coordinator  
Traffic Operations, Toronto and East York District  
Phone: 416-338-5425  
Fax: 416-392-1920; e-mail: [rrunning@toronto.ca](mailto:rrunning@toronto.ca)

## **SIGNATURE**

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

## **LIST OF ATTACHMENTS**

(1) Drawing No. 421G-0510, dated December 2011

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