

Construction Staging Area – John Street

Date:	December 15, 2011
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2012024te.top.doc

SUMMARY

This staff report is about a matter for which Toronto and East York Community Council has the delegated authority from City Council to make a final decision.

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 Community Council approval to close the west side sidewalk and curb lane of John Street and establish a temporary pedestrian walkway in the west curb lane of John Street for 24 months.

Mondiale Development Limited also needs to close the sidewalk and curb lane on the south side of Adelaide Street West. This matter is dealt with in a companion report "Construction Staging Area – Adelaide Street West" requiring City Council approval.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the closure of the west sidewalk and curb lane on John Street, from Adelaide Street West to a point 75 metres further south, for a period of 24 months, from December 2011 to December 2013, as shown on Drawing No. 421G-0523 attached to the report dated December 15, 2011, entitled "Construction Staging Area – John Street", from the Director, Transportation Services, Toronto and East York District.
2. Rescind the "No Parking Anytime" regulation on the west side of John Street, from a point 43 metres north of King Street West to Adelaide Street West.

3. Adjust the "No Stopping Anytime" regulation on the west side of John Street, from a point 30 metres south of King Street West to a point 43 metres north of King Street West, to apply from a point 30 metres south of King Street West to Adelaide Street West.
4. Direct that John Street be returned to its pre-construction parking regulations and 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 \$62,000.00.

ISSUE BACKGROUND

Transportation Services has received an application from Mondiale Development Limited for a temporary sidewalk and lane closure on the west side of John Street, from Adelaide Street West to a point 75 metres south, to use the area for construction staging purposes to construct this condominium 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 24 months and needs Toronto and East York Community Council's approval.

Mondiale Development Limited also needs to close the sidewalk and curb lane on the south side of Adelaide Street West. This matter is dealt with in a companion report "Construction Staging Area – 295 Adelaide Street West" requiring City Council approval.

COMMENTS

The construction site is located on the southwest corner of the signalized intersection of Adelaide Street West and John Street. John Street operates two lanes in each direction and is 13 meters in width. Parking is prohibited on both sides of John Street along the length of the proposed staging area.

If the construction staging area is approved, John Street will be reduced to a width of 9.7 metres. This is sufficient width to maintain two-way traffic, one lane southbound and two lanes northbound. Pedestrians on the west side of John Street will be redirected by way of a temporary 1.5 metre wide covered walkway in the curb lane adjacent to the construction staging area. Pedestrians will be fully protected from passing traffic by concrete barriers. There is no transit service on John Street.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on the west side of John Street, from Adelaide Street West to a point 30 metres south of King Street West.

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 west side of John Street to enable delivery/storing of materials or equipment. Pedestrians on the west side of John Street will be redirected to temporary walkways beside the construction staging area.

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-0523, dated December 2011

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