



## STAFF REPORT ACTION REQUIRED

### Construction Staging Area – No. 290 Adelaide Street West

<b>Date:</b>	October 10, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Trinity-Spadina, Ward 20
<b>Reference Number:</b>	Ts2012203te.top.doc

### SUMMARY

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Transportation Services is requesting authority to close a section of the north sidewalk and curb lane on Adelaide Street West and establish a temporary pedestrian walkway in the closed lane.

Skygrid Construction Management is constructing a 40-storey building at No. 290 Adelaide Street West. This project requires a temporary sidewalk and lane closure for a period of 36 months to enable construction to proceed. This will reduce Adelaide Street West to two lanes, between John Street and Widmer Street as there is also an existing construction staging area in the south side curb lane directly opposite the proposed staging area.

### RECOMMENDATIONS

#### Transportation Services recommends that:

1. City Council approve the closure of the north sidewalk and north side curb lane of Adelaide Street West, between a point 35 metres west of John Street and Widmer Street, from December 1, 2012 to November 30, 2015.
2. City Council approve the implementation of a "No Stopping Anytime" regulation on the north side of Adelaide Street West, between a point 30.5 metres west of John Street and Widmer Street, from December 1, 2012 to November 30, 2015.
3. City Council adjust the existing "No Stopping, 3:30 p.m. to 6:30 p.m., except Saturdays, Sundays and Public Holidays" regulation on the north side of Adelaide Street West, between a point 30.5 metres west of John Street and Spadina

Avenue, to be in effect from Widmer Street to Spadina Avenue, from December 1, 2012 to November 30, 2015.

4. City Council adjust the existing "No Standing, 2:00 a.m. to 6:00 a.m., Friday through Monday" regulation on the north side of Adelaide Street West, between a point 30.5 metres west of John Street and Spadina Avenue, to be in effect from Widmer Street to Spadina Avenue, from December 1, 2012 to November 30, 2015.
5. City Council adjust the existing "No Parking, 7:30 a.m. to 9:30 a.m., except Saturdays, Sundays and Public Holidays" regulation on the north side of Adelaide Street West, between a point 30.5 metres west of John Street and Spadina Avenue, to be in effect from Widmer Street to Spadina Avenue, from December 1, 2012 to November 30, 2015.
6. City Council adjust the existing "Pay-and-Display Parking, 9:30 a.m. to 3:30 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m., Saturday, at \$4.00 for 1 hour, 3-hour maximum" regulation on the north side of Adelaide Street West, between Simcoe Street and a point 61 metres east of Spadina Avenue, to be in effect from Simcoe Street to John Street and from Widmer Street to a point 61 metres east of Spadina Avenue, from December 1, 2012 to November 30, 2015.
7. City Council adjust the existing "Pay-and-Display Parking, Monday to Friday, 6:30 p.m. to 12:00 a.m., at \$4.00 for 1 hour, 5.5-hour maximum" regulation on the north side of Adelaide Street West, between Simcoe Street and a point 61 metres east of Spadina Avenue, to be in effect from Simcoe Street to John Street and from Widmer Street to a point 61 metres east of Spadina Avenue, from December 1, 2012 to November 30, 2015.
8. City Council adjust the existing "Pay-and-Display Parking, Saturday, 6:00 p.m. to 12:00 a.m., Sunday, 1:00 p.m. to 12:00 a.m., at \$4.00 for 1 hour, 6-hour maximum" regulation on the north side of Adelaide Street West, between Simcoe Street and a point 61 metres east of Spadina Avenue, to be in effect from Simcoe Street to John Street and from Widmer Street to a point 61 metres east of Spadina Avenue, from December 1, 2012 to November 30, 2015.
9. 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. Skygrid Construction Management is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected duration of the closure, these fees will be approximately \$33,000.00.

## **DECISION HISTORY**

With respect to lands known as No. 290 Adelaide Street West, on February 8, 2011 City Council amended General Zoning By-law No. 438-86. Subsequently, on August 13, 2012 City Council granted preliminary site plan approval (Notice of Approval Conditions).

## **ISSUE BACKGROUND**

Transportation Services has received an application from Skygrid Construction Management for a temporary closure of the north sidewalk and curb lane of Adelaide Street West, between a point 35 metres west of John Street and Widmer Street. 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 36 months and needs City Council approval.

## **COMMENTS**

Adelaide Street West is a four-lane, one-way eastbound arterial roadway, in the vicinity of No. 290, which is located on the north side of the road, between John Street and Widmer Street. There is an existing construction staging area in the south side curb lane of Adelaide Street West that currently reduces the road to three lanes, directly opposite the proposed staging area. This staging area is scheduled to be removed in December, 2013.

Parking is prohibited on the north side of Adelaide Street West during the morning peak period and stopping is prohibited in the afternoon peak period. At other times, pay-and-display parking is in effect, except overnight when standing is prohibited. Stopping is prohibited on the south side of Adelaide Street East in the vicinity of the existing construction staging area.

TTC Nos. 141, 143, 144 and 145 Downtown Express bus routes operate on this section of Adelaide Street West.

The proposed construction staging area will require closing the north side curb lane and sidewalk. This will reduce Adelaide Street West to two lanes, between John Street and Widmer Street, until December 31, 2013 when the existing staging area on the south side of Adelaide Street West is scheduled to be removed. After this time, until November 30, 2015 Adelaide Street will operate with three lanes of traffic.

A pedestrian walkway will be established in the closed north curb lane. Stopping will be prohibited on the north side of Adelaide Street West in the vicinity of the staging area. This will require the removal of five pay-and-display parking spaces. The applicant will be required to pay for the lost revenue for these spaces to the Toronto Parking Authority for the duration of the project.

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

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

The Ward Councillor has been advised about this application.

## **CONTACT**

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## **SIGNATURE**

Jacqueline White, P.Eng.  
Acting Director, Transportation Services  
Toronto and East York District

## **LIST OF ATTACHMENTS**

(1) Drawing No. 421G-0862, dated October 2012

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