



STAFF REPORT ACTION REQUIRED

Construction Staging Area – No. 457 Adelaide Street West

Date:	October 4, 2012
To:	Toronto and West York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2012189te.top.doc

SUMMARY

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

560 King Developments Ltd. is constructing a 12-storey building and an 11-storey building at No. 560 King Street West. The proposed construction staging area for this development backs onto Adelaide Street West. This project requires a temporary sidewalk and lane closure for a period of five months to enable construction to proceed. This will reduce Adelaide Street West to three lanes in the vicinity of the staging area.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the south sidewalk of Adelaide Street West, between a point 43 metres west of Morrison Street and a point 16 metres further west, from December 1, 2012 to April 30, 2013.
2. City Council approve the closure of the south curb lane of Adelaide Street West, between a point 43 metres west of Morrison Street and a point 46 metres further west, from December 1, 2012 to April 30, 2013.
3. City Council approve the implementation of a "No Stopping Anytime" regulation on the south side of Adelaide Street West, between Morrison Street and a point 90 metres west, from December 1, 2012 to April 30, 2013.

4. City Council adjust the existing "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, between Portland Street and a point 46.6 metres west of Morrison Street, to be in effect from Portland Street to a point 90 metres west of Morrison Street, December 1, 2012 to April 30, 2013.
5. City Council adjust the existing "No Parking Anytime" regulation on the south side of Adelaide Street West, between Portland Street and a point 46.6 metres west of Morrison Street, to be in effect from Portland Street to a point 90 metres west of Morrison Street, December 1, 2012 to April 30, 2013.
6. 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. 560 King Developments Ltd. 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 \$13,600.00.

DECISION HISTORY

The development at this location did not require a zoning amendment. It is currently in the final stages of receiving site plan approval.

ISSUE BACKGROUND

Transportation Services has received an application from 560 King Developments Ltd. for a temporary closure of the south sidewalk and curb lane of Adelaide Street West, from a point 43 metres west of Morrison Street to a point 46 metres further west. 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 five months and needs City Council approval.

COMMENTS

No. 560 King Street West is located on the north side of the road, midway between Bathurst Street and Spadina Avenue. The proposed construction staging area backs onto the south side of Adelaide Street West, encompassing No. 457 Adelaide Street West. In this area Adelaide Street West is a four-lane, one-way eastbound major arterial roadway.

Parking is prohibited on the south side of Adelaide Street West at all times and stopping is prohibited during the morning peak period, in the vicinity of the proposed staging area. The No. 145 TTC Downtown Express bus route operates on this section of Adelaide Street West.

The proposed construction staging area will require closing the south side curb lane and sidewalk. This will reduce Adelaide Street West to three lanes in the vicinity of the staging area. A pedestrian walkway will be established in the closed south curb lane.

Stopping will be prohibited on the south side of Adelaide Street West in the vicinity of the staging area.

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-0787, dated August 2012

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