



STAFF REPORT ACTION REQUIRED

Construction Staging Area – No. 100 Adelaide Street West

Date:	May 29, 2013
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Toronto Centre-Rosedale, Ward 28
Reference Number:	Ts2013124.te.top.doc

SUMMARY

Transportation Services is requesting authority to close the north sidewalk on Adelaide Street West, between Sheppard Street and a point 49 metres west, and the north curb lane, between Sheppard Street and a point 84 metres west. A covered pedestrian walkway would be built in the closed lane. We are also requesting authority to temporarily relocate the crosswalk on the west leg of the intersection of Adelaide Street East and Sheppard Street to the east leg for pedestrian safety.

Adelaide Street West will be reduced to three lanes in the vicinity of the staging area. There will be no loss of parking on Adelaide Street West because it is already prohibited in the vicinity of the proposed staging area.

Khurana Associates is constructing a 42-storey office tower at No. 100 Adelaide Street West. This project requires temporary sidewalk and lane closures for a period of 46 months, to enable construction to proceed.

This work also requires the closure of the west sidewalk and curb lane on Sheppard Street. These matters are dealt with in a companion report entitled "Construction Staging Area – Sheppard Street" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the north sidewalk on Adelaide Street West, between Sheppard Street and a point 49 metres west, from July 17, 2013 to April 30, 2017.

2. City Council approve the closure of the north curb lane on Adelaide Street West, between Sheppard Street and a point 84 metres west, from July 17, 2013 to April 30, 2017.
3. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate the Pan Am festivities during the months of July and August 2015.
4. 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 Sheppard Street and a point 53.5 metres further west, from July 17, 2013 to April 30, 2017.
5. City Council adjust the "Prohibited Pedestrians Crossings" regulation on Adelaide Street West, between the west curb line of Sheppard Street and a point 30.5 metres east of the east curb line of Sheppard Street, to be in effect between the east curb line of Sheppard Street and a point 30.5 metres west of the west curb line of Sheppard Street, from July 17, 2013 to April 30, 2017.
6. City Council adjust the existing "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays" regulation on the north side of Adelaide Street West, between Duncan Street and a point 30.5 metres west of Sheppard Street, to be in effect from Duncan Street to a point 84 metres west of Sheppard Street, from July 17, 2013 to April 30, 2017.
7. City Council adjust the existing "No Standing, 11:30 a.m. to 1:30 p.m., Monday to Friday, except Public Holidays" regulation on the north side of Adelaide Street West, between University Avenue and a point 30.5 metres west of Sheppard Avenue, to be in effect from University Avenue to a point 84 metres west of Sheppard Avenue, from July 17, 2013 to April 30, 2017.
8. City Council adjust the existing "No Parking Anytime" regulation on the north side of Adelaide Street West, between Simcoe Street and Yonge Street, to be in effect from Simcoe Street to a point 84 metres west of Sheppard Street, and from Sheppard Street to Yonge Street, from July 17, 2013 to April 30, 2017.
9. City Council 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. Khurana Associates 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 \$56,000.00.

DECISION HISTORY

On May 9, 10 and 11, 2000, City Council adopted the report entitled, "Draft By-laws – Official Plan Amendment and Rezoning – 100, 120 and 130 Adelaide Street West, 12 and 22 Sheppard Street and 85 and 111 Richmond Street West (Downtown)", creating site specific By-law 875-2000. Subsequently, variances to this by-law were approved with conditions by the Committee of Adjustment on April 10, 2013 (file No. A0003/13TEY), to permit construction of the currently proposed building.

ISSUE BACKGROUND

Transportation Services has received an application from Khurana Associates for a temporary closure of the north sidewalk and curb lane on Adelaide Street West. They also requested a closure of the west sidewalk and curb lane on Sheppard Street. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. The requested closures will be in effect for 46 months. Therefore, the closure on Adelaide Street West requires City Council approval and the closure on Sheppard Street requires Toronto and East York Community Council approval.

COMMENTS

The proposed staging area at No. 100 Adelaide Street West is located on the north-west corner of the signalized intersection of Adelaide Street West and Sheppard Street. Adelaide Street West is a four-lane, one-way eastbound, major arterial roadway in this area. Sheppard Street is a 9.1 metre-wide, two-way local roadway that runs north from Adelaide Street West. Pedestrian crossings are prohibited on the east leg of the intersection.

On the north side of Adelaide Street West, in the vicinity of the staging area, parking is prohibited at all times, stopping is prohibited during the weekday peak periods, and standing is prohibited over the weekday lunch time period. TTC routes 141, 143 and 144 operate on this section of Adelaide Street West.

The proposed construction staging area will require temporarily closing the north sidewalk on Adelaide Street West, between Sheppard Street and a point 49 metres west, and the north curb lane, between Sheppard Street and a point 84 metres west. A pedestrian walkway will be built in the closed lane. Also, the exit gate to proposed staging area is in the west crosswalk of the intersection of Adelaide Street East and Sheppard Street. As a result, the crosswalk will have to be relocated to the east leg of the intersection for pedestrian safety.

Adelaide Street West will be reduced to three lanes in the vicinity of the staging area. Stopping will be prohibited on the north side of Adelaide Street West in the vicinity of the staging area. There will be no loss of parking on Adelaide Street West because it is already prohibited in the vicinity of the proposed staging area.

The proposed construction staging area on Sheppard Street is dealt with in a companion report entitled "Construction Staging Area – Sheppard Street" requiring Toronto and East York Community Council approval.

Reasons for the partial road closure

Developing this property requires demolishing the existing building that extends to the property line. Also, the new building is being constructed to the property line. As a result, the applicant needs a construction staging area within the road allowance in order to complete this work.

Councillor McConnell has been advised about this application.

CONTACT

Shawn Dartsch, Acting Supervisor
Traffic Operations, Toronto and East York District
Phone: 416-338-5398
Fax: 416-392-8504
e-mail: sdartsch@toronto.ca

SIGNATURE

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

LIST OF ATTACHMENTS

(1) Drawing No. 421G-1093, dated May 2013

P\2013\Cluster B\TRA\Toronto and East York District\TOP\ts2013124te.top.doc-jt