



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – 424 Adelaide Street East

Date:	September 11, 2015
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Ward:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2015170te.top.doc

SUMMARY

Foligno Building Group is constructing a 21-storey and 19-storey condominium at No. 424 and 460 Adelaide Street East, on the northwest corner of Adelaide Street East and Ontario Street. They need to close the sidewalk and the curb lane on the north side of Adelaide Street East in order to do their work.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the north side of Adelaide Street East, between Ontario Street and a point 82.8 metres west of Ontario Street, from November 4, 2015 to December 31, 2017;
2. City Council rescind the existing "No Parking Anytime" regulation on the north side of Adelaide Street East, between Ontario Street and a point 82.8 metres west of Ontario Street;
3. City Council rescind the existing "Pay and Display" regulation on the north side of Adelaide Street East, between Ontario Street and a point 82.8 metres west of Ontario Street;
4. City Council enact a "No Stopping Anytime" regulation on the north side of Adelaide Street East, between Ontario Street and a point 82.8 metres west of Ontario Street; and

5. City Council direct that Adelaide Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact to the City. Foligno Building Group 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 \$532,000.00.

DECISION HISTORY

City Council, at its meeting on July 7, 8 and 9, 2015, adopted Item TE7.11 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 424-460 Adelaide Street East.

ISSUE BACKGROUND

Transportation Services has received an application from Foligno Building Group for a temporary closure of the sidewalk and curb lane on the north side of Adelaide Street East, between Ontario Street and a point 82.8 metres west of Ontario Street, to provide a construction staging area for a 21-storey and 19-storey condominium that they are building.

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 26 months and requires City Council approval. Councillor McConnell's office is aware of this project.

COMMENTS

Adelaide Street East, between Ontario Street and a point 82.8 metres west of Ontario Street, operates one-way with four traffic lanes in the eastbound direction. There are existing "No Parking" and "Pay & Display" parking regulations on the north side of the street and a "No Stopping, 4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays" regulation on the south side of the street. The T.T.C. 143 and 144 Downtown Express bus routes operate on this section of Adelaide Street East.

The proposed construction staging area will require the temporary closure of the north sidewalk and north curb lane fronting the site. A temporary pedestrian walkway will be established in the north curb lane beside the construction staging area. There are 7 Pay & Display parking spaces that will have to be removed to accommodate this proposed construction staging area. The applicant will be responsible for payment of lost revenue from these parking spaces to the Toronto Parking Authority.

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.

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

1. Attachment 1: Drawing No. 421G-1714, dated March 2015

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