

Construction Staging Area (Phase 1) – Adelaide Street West (19 Duncan Street)

Date: August 16, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto Centre-Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Adelaide Street West, City Council approval of this report is required.

Westbank Projects Corp. is constructing a 57-storey high mixed-use development at 219 and 223 Adelaide Street West and 19 Duncan Street. Construction of the development will be undertaken in several phases. This report deals with matters related to Phase 1 of the construction only, which includes drilling, shoring & installation of façade retention steel structure.

Transportation Services is requesting an approval to close the sidewalk, bike lane and eastbound curb lane on the south side of Adelaide Street fronting the site for a period of 6 months in order to accommodate construction staging operations for the development. Bike operations will be maintained in an exclusive bike lane established in the closed portion of the eastbound curb lane. Pedestrian movements around the construction staging area will be restricted.

The east sidewalk and a portion of the northbound lane on Duncan Street also need to be closed to accommodate the construction staging area for the development. However, this matter is dealt with in a companion report "Construction Staging Area - Duncan Street and Adelaide Street West" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the sidewalk, bike lane and eastbound curb lane on the south side of Adelaide Street West, between Duncan Street and 109.5 metres east, from October 9, 2017 to April 9, 2018.

2. City Council designate the eastbound curb lane on Adelaide Street West, between Duncan Street and a point 50 metres west, for eastbound right-turns only.
3. City Council rescind the existing parking machine regulation in effect from 9:30 a.m. to 3:30 p.m., 6:30 p.m. to 12:00 a.m., Monday to Friday; 8:00 a.m. to 12:00 a.m., Saturday and 1:00 p.m. to 12:00 a.m. Sunday on the north side of Adelaide Street West between Duncan Street and Simcoe Street.
4. City Council prohibit stopping at all times on the north side of Adelaide Street West, between Duncan Street and a point 109.5 metres east.
5. City Council prohibit parking at all times on the north side of Adelaide Street West, between a point 109.5 metres east of Duncan Street and Simcoe Street.
6. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
7. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
8. City Council direct that Adelaide Street West be returned to its pre-construction traffic regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Westbank Projects Corp. 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 term of the closure, these fees will be approximately \$196,000.00.

Fourteen on-street "Pay and Display" parking spaces located on the north side of Adelaide Street West between Duncan Street and Simcoe Street will be removed to facilitate through traffic flow. Westbank Projects Corp. will be responsible for the lost revenue for fourteen "Pay and Display" parking spaces on the north side of the subject section of Adelaide Street West.

DECISION HISTORY

City Council, at its meeting on July 4, 2017 adopted Item MM31.49 authorizing the City Solicitor to attend the Ontario Municipal Board respecting the zoning by-law amendment appeal for 19 Duncan Street and 219-223 Adelaide Street West in support of the settlement proposed by the applicant.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM31.49>

COMMENTS

A mixed-use development will be constructed by Westbank Projects Corp. at the properties located at 219 and 223 Adelaide Street West and 19 Duncan Street. The site is bounded by Adelaide Street West to the north, existing surface parking lot (217 Adelaide Street West) to the east, existing commercial uses to the south and Duncan Street to the west.

The site is currently occupied by a 5.5-storey brick structure (Southam Press Building) built in 1908. The redevelopment of the site will include a 58-storey mixed-use building consisting of approximately 452 residential rental units and retail and office uses contained in a 9-storey podium. The existing building is a listed heritage structure and the brick façade along the northern and western sides of the building will be retained.

All permanent access to the site will be provided from Adelaide Street West. A four-level underground parking garage will be provided to meet the parking demands of the development.

Construction of the development will be undertaken in several phases and is expected to be completed in approximately four years. Major construction activities within each phase and associate timeframe are described below:

Phase 1: Drilling, shoring & installation of façade retention steel structure (6 months)

Phase 2: Demolition, excavation and building construction to level 9 (18 months)

Phase 3: Deconstruction of façade retention steel structure (1.5 months)

Phase 4: Above-grade construction (level 10 and above) (24 months)

This report deals with matters related to Phase 1 of the construction only. The remaining construction phases will be discussed in the future staff reports.

Phase 1 of the construction will include vertical drilling, installation of shoring system and installation of the façade retention steel structure along the northern and western facades of the building. In order to enable construction of the Phase 1, the applicant requires a construction staging area within the road right-of-way on the south side of Adelaide Street West. The construction staging area will be utilized to provide a secure and controlled enclosure for the construction equipment (drilling rigs, mobile cranes and concrete trucks) and construction operations.

Adelaide Street West, in the vicinity of the site, is an east-west major arterial roadway and consists of a three-lane (eastbound) cross-section with a separated bike lane on the south side. The TTC bus routes No. 143, 144 and 145 operate on this section of Adelaide Street West.

The following parking regulations are in effect on the subject section of Adelaide Street West.

North side:

- "No Parking, 9:30 a.m. to 3:30 p.m., Monday to Friday, except public holidays; 8:00 a.m. to 6:00 p.m., Saturday" between a point 59 metres east of Duncan Street and a point 9 metres further east;
- "Pay & Display Parking, 9:30 a.m. to 3:30 p.m., 6:30 p.m. to 12:00 a.m., Monday to Friday; 8:00 a.m. to 12:00 a.m. on Saturday; 1:00 p.m. to 12:00 a.m. Sunday between John Street and Simcoe Street;
- "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" between Duncan Street and Simcoe Street;
- "No Standing, 2:00 a.m. to 6:00 a.m., Friday through Monday" between Duncan Street and Simcoe Street.

South Side:

- "No Stopping, Anytime" between Bathurst Street and Simcoe Street.

Subject to approval, the sidewalk, existing bike lane and eastbound curb lane on the south side of Adelaide Street West, between Duncan Street and a point 109.5 metres east, will be closed to accommodate construction staging operations for the development. Bike operations will be maintained within a 1.5 metre wide separated bike lane that will be established within the closed eastbound curb lane. The closure of the sidewalk will restrict pedestrian movements along the south side of Adelaide Street West, between Duncan Street and a point 99 metres east.

To ensure pedestrians are informed of the proposed sidewalk closure, appropriate signage will be posted at the signalized intersections of Adelaide Street West and Duncan Street and Simcoe Street. Pedestrians will be advised to use the north sidewalk on Adelaide Street West, between Duncan Street and Simcoe Street. The nearest generator of potentially significant pedestrian traffic along the south side of Adelaide Street West is the existing office and commercial building located in the south-west corner of Adelaide Street West and Simcoe Street. Furthermore, the nearest TTC bus service stop is also located in the south-west corner of the intersection of Adelaide Street West and Simcoe Street.

With the proposed construction staging area in place, Adelaide Street West, in the immediate vicinity, will operate as two eastbound through traffic lanes and a bike lane. In order to transition from a three lane cross-section west of Duncan Street to a two lane cross-section east of Duncan Street, the eastbound through/right-turn movement at the intersection of Adelaide Street West and Duncan Street will be designated for eastbound right-turn movement only. The bike lane will be moved northward to align with the proposed bike lane on the east side of the intersection of Adelaide Street West and Duncan Street.

To enhance traffic flow around the construction site, the existing stopping prohibition will remain in effect at all times along the south side of Adelaide Street West between Duncan Street and Simcoe Street. Stopping will also be prohibited at all times on the

north side of Adelaide Street West, between Duncan Street and a point 109.5 metres east.

Fourteen on-street "Pay and Display" parking spaces located on the north side of Adelaide Street West between Duncan Street and Simcoe Street will be removed to facilitate through traffic flow. Westbank Projects Corp. will be responsible for the lost revenue for fourteen "Pay and Display" parking spaces on the north side of the subject section of Adelaide Street West.

Finally, a review of the City's five-year major capital works program was undertaken to identify any conflicts between the proposed construction staging area and planned capital works projects in the area. The review of the Program at the time of this report indicates that in Year 2019, a major road resurfacing project is planned on Adelaide Street West between Duncan Street and Simcoe Street and a streetscape/intersection improvements project is planned on Adelaide Street West between Spadina Avenue and Simcoe Street. The exact dates of the planned capital works projects were not available at the time of this report.

The proposed construction staging area for Phase 1 of the construction is not expected to conflict with the City's capital works projects. However, in the event of any conflict between the future construction phases and capital works projects, the developer has been advised that the proposed construction staging area on Adelaide Street West will need to be modified or removed to accommodate the capital works project activities.

Intersection Capacity Analysis

The existing and future (under construction) traffic operations at the signalized intersections of Adelaide Street West at Duncan Street and Adelaide Street West at Simcoe Street were analyzed during the morning and afternoon peak hours.

The existing traffic operations were analyzed using the existing lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes. The lane configurations during construction included eastbound through/right-turn movement at the intersection of Adelaide Street West and Duncan Street to be designated as eastbound right-turn movement only.

Adelaide Street West at Duncan Street:

Under existing conditions, the boundary road signalized intersection of Adelaide Street West at Duncan Street operates acceptably with an overall delay of up to 12 seconds during the morning and afternoon peak hours. Under future (during construction) conditions, the subject intersection is expected to continue operating acceptably with a marginal increase of 4 seconds in delay.

Adelaide Street West at Simcoe Street:

Under existing conditions, the signalized intersection of Adelaide Street West at Simcoe Street operates acceptably with an overall delay of up to 20 seconds during the morning and afternoon peak hours. Under future (during construction) conditions, the subject

intersection is expected to operate acceptably with an overall delay of up to 43 seconds during the morning and afternoon peak hours. The critical eastbound through traffic movements will operate under busy conditions with an increase of up to 29 seconds in overall delay.

In view of the above, the proposed lane closure on Adelaide Street West during construction of the site is anticipated to have a manageable impact on the boundary road intersection traffic operations. It should be noted that some eastbound through traffic on Adelaide Street West may divert to other alternative routes during the proposed road closure and construction of the development. This may result in reduced delay and queue lengths and improved intersection traffic operations.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Westbank Projects Corp. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

CONTACT

Ann S. Khan, P. Eng.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: Ann.Khan@toronto.ca

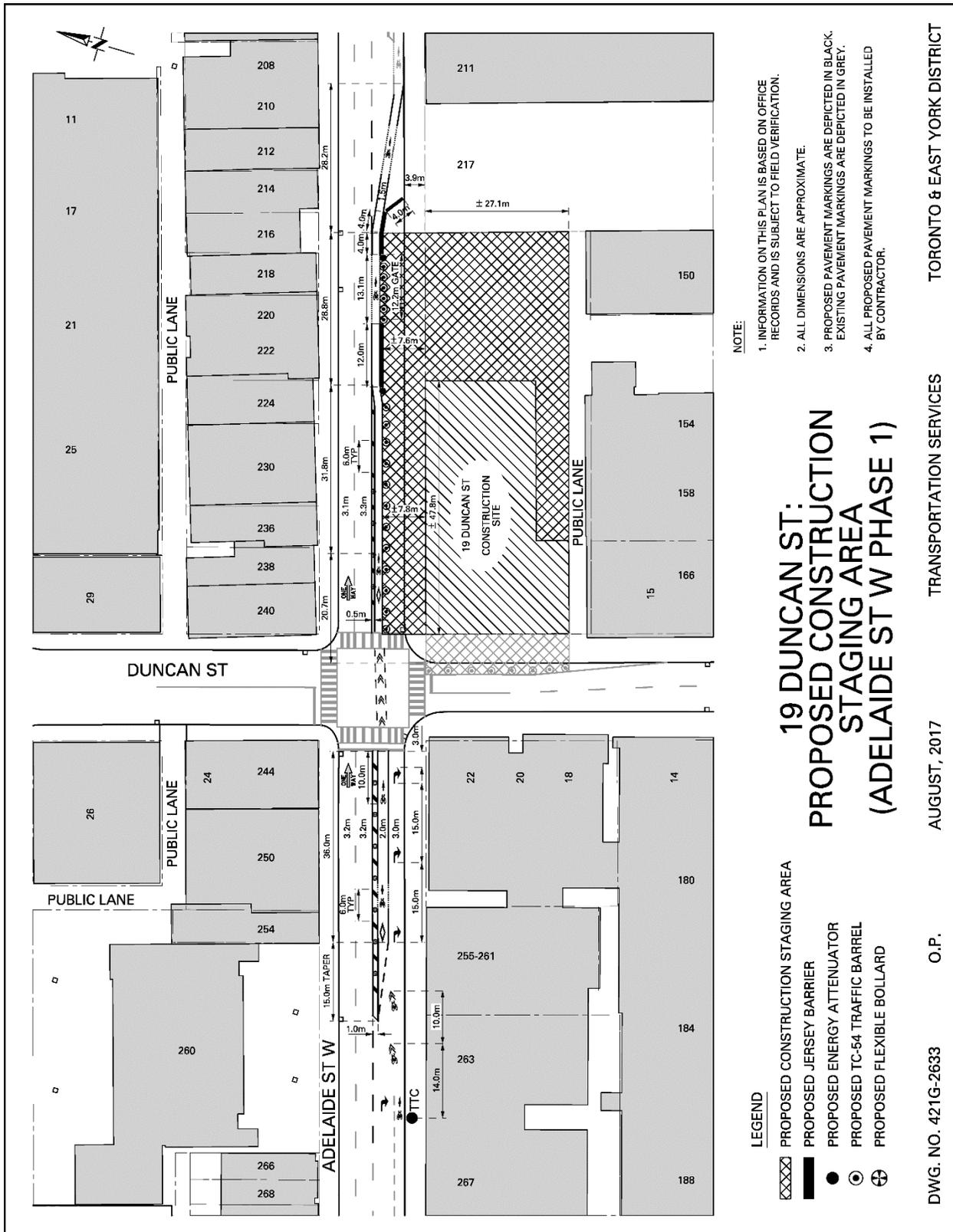
SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421G-2633, dated August, 2017

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Construction Staging Area (Phase 1) - Adelaide Street West and Duncan Street