

Construction Staging – Adelaide Street West

Date: October 6, 2016
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

SUMMARY

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

Transportation Services is requesting approval to close the south sidewalk, cycle track and curb lane on Adelaide Street West and to establish a temporary cycle track and pedestrian walkway in the south curb lane on Adelaide Street West for a period of 12 months.

EllisDon Corporation is building a mixed-use development that will consist of a 16-storey residential apartment building and a 15-storey commercial building at 602-620 King Street West. The site is located on the north side of King Street West, west of Portland Street and extends to the south side Adelaide Street West. In order to construct the development, the applicant requires the aforementioned closures.

RECOMMENDATIONS

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

1. City Council approve the closure of the south sidewalk, cycle track and curb lane on the south side of Adelaide Street West, between Adelaide Place and a point 55.0 metres east, from February 6, 2017 to January 28, 2018.
2. City Council rescind the existing "Pay & Display" parking regulation on the north side of Adelaide Street West, between Adelaide Place and a point 55.0 metres east.
3. City Council prohibit stopping at all times on the north side of Adelaide Street West, between Adelaide Place and a point 55.0 metres east.

4. 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.
5. 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.
6. City Council direct that Adelaide Street West be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. EllisDon Corporation 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 \$86,000.

DECISION HISTORY

City Council, at its meeting on November 19, 2013, adopted Item TE28.36 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 602-622 King Street West.

COMMENTS

EllisDon Corporation is building a mixed-use development that will consist of a 16-storey residential apartment building on the north portion of the development and a 15-storey commercial building, on the south portion of the development there will also be three levels of underground parking at 602-620 King Street West. The site is bounded by Adelaide Street West to the north, King Street West to the south and the east and west side consist of existing commercial buildings, private and public lanes. Developing this property means excavating the entire site to a depth of 14.0 metres (approximately 4-storeys). The applicant requires a constructing staging area within the road allowance on the south side of Adelaide Street West to enable construction.

Adelaide Street West, between Portland Street and Adelaide Place is a major arterial road and operates three lanes eastbound on a pavement width of 12.8 metres. An eastbound cycle track exists on the south side of the street. On the north side of the street, Pay and Display parking is in effect outside of the "No Parking, 7:00 a.m. to 9:00 a.m. Mon. to Fri. except public holidays" regulation. TTC service on Adelaide Street West is provided by the '145 Humber Bay Express' bus.

The applicant has explored staging off the public lanes and private lanes adjacent to the site. Specifically, the private lane south of Adelaide Street West, east of Adelaide Place and the private lane, south of Adelaide Street West, west of Portland Street.

However, utilization of the private lanes was not deemed feasible as the turning radius is too narrow to manoeuvre and the pavement width is too narrow to accommodate construction vehicles. As for Adelaide Place, occupation is not feasible as it would close off access/egress to adjacent properties. To reduce the overall amount of road occupation, the applicant has an agreement with an adjacent property owner on King Street West to have a partial occupation on Waterloo Terrace, a private laneway. This will allow for the construction staging operation on King Street West to take place within the site. Site access/egress will be provided on the north side of King Street West with a 1.50 metre wide covered pedestrian walkway to maintain pedestrian operations as per the existing condition.

The original application requested staging on Adelaide Street West for a period of 14 months. In order to minimize the impact to all road users, the applicant has revised the duration of their construction schedule. Specifically, Phase 1 of construction will be lengthened by two months to allow for site clearing, excavation and related activities. In this phase, construction activities will be carried out during the off peak periods (9:00 a.m. to 3:00 p.m.) which will result in the temporary closure of the cycle track and south curb lane on Adelaide Street West. The applicant will set-up and remove their equipment daily. The remaining width will accommodate one 3.5 metre wide eastbound lane, one 2.8 metre temporary walkway and one 3.2 metre parking lane. This will result in a two month reduction in Phase 2, in which the closures outlined below are required.

Phase 2 of construction will require a lane occupation on the roadway. If the construction staging area is approved, the south sidewalk, cycle track and curb lane on Adelaide Street West will be closed and a temporary cycle track and protected covered pedestrian walkway will be established within the closed south curb lane. Traffic on Adelaide Street West will be reduced from three eastbound lanes to two eastbound lanes. The remaining width will maintain one 3.3 metre eastbound lane, one 3.1 metre parking lane, one 1.50 metre pedestrian walkway and one 2.0 metre wide cycle track at all times. In summary, the applicant will decrease the duration of the original street occupation request from 14 months to 12 months.

Signal Operation Analysis

A signal operation analysis was undertaken at the intersection of Bathurst Street and Adelaide Street West and at Portland Street and Adelaide Street West to examine the impact to traffic as a result of the proposed lane closures.

Bathurst Street and Adelaide Street West:

The signal analysis indicates that this intersection operates acceptably under existing traffic conditions. All movements operate well within existing capacity with the exception of the southbound through / left-turn movement during the weekday morning peak hour. Under the lane closure on Adelaide Street West, between Bathurst Street and Portland Street, the signal analysis indicates that this intersection will continue to operate similar to existing conditions. Relative to the existing conditions, the southbound through / left-turn movement is anticipated to operate with an average increase in delay of approximately 1 second or less during the weekday morning and weekday afternoon peak hours.

Portland Street and Adelaide Street West:

The traffic operations analysis indicates that this intersection operates acceptably under existing traffic conditions. All movements operate well within existing capacity limitations. Under the future temporary lane reduction on Adelaide Street West, between Bathurst Street and Portland Street, the signal analysis indicates that this intersection will continue to operate acceptably. Relative to the existing conditions, the eastbound through movement is anticipated to operate with an average increase in delay of approximately 2 seconds or less during the weekday morning and afternoon peak hours.

In view of the above, the subject lane closure is anticipated to have negligible impacts on other traffic movements at the above noted intersections. Generally, an increase of approximately 3 seconds (sum of intersection delays) would be anticipated along this segment of the corridor, over the course of weekday peak hours.

To enhance traffic flow around the construction site, stopping will be prohibited at all times on north side of Adelaide Street West, between Adelaide Place and a point 55.0 metres east. EllisDon Cooperation will be responsible for the lost revenue of four "Pay and Display" parking spaces on the north side of Adelaide Street West.

Transportation Services is satisfied that EllisDon Cooperation has looked at all options to alleviate congestion at this location.

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

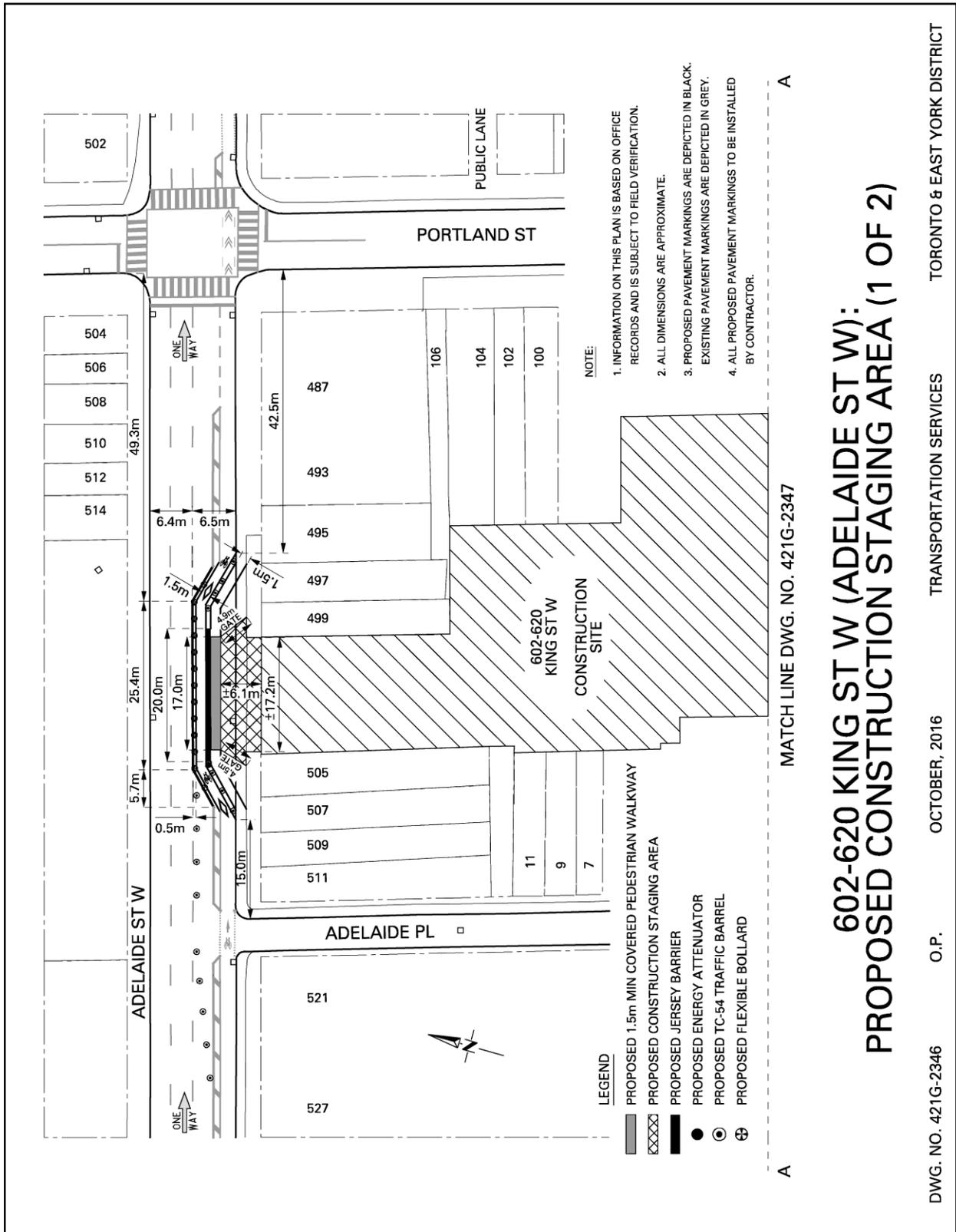
SIGNATURE

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

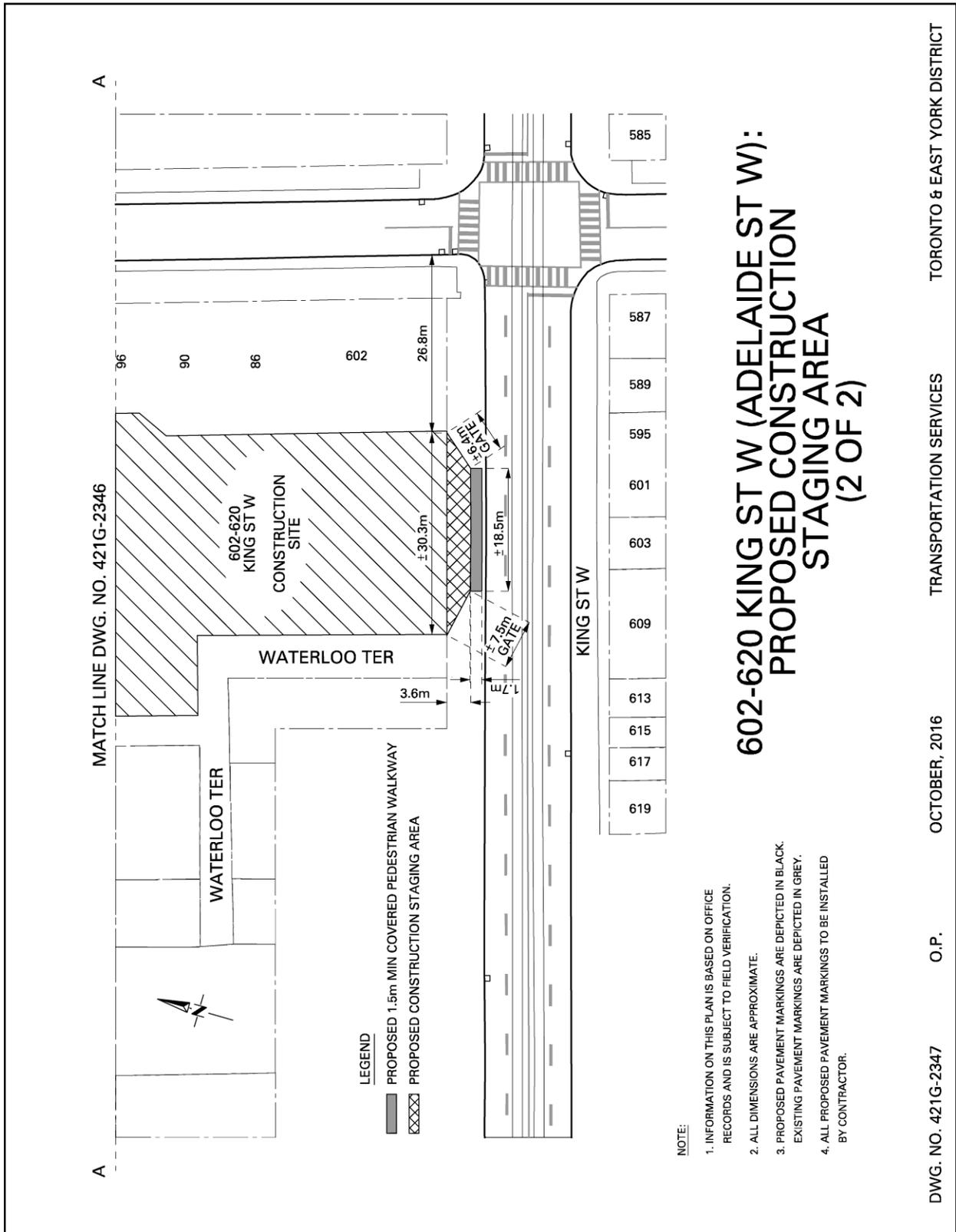
ATTACHMENTS

Drawing No. 421G-2346, dated October 2016
Drawing No. 421G-2347, dated October 2016

p:\2016\Cluster B\TRA\ts2016232.te.top.doc - nb



Proposed Construction Staging Area on Adelaide Street West



Proposed Construction Staging Area on King Street West