

## **Construction Staging Area Time Extension (Phase 1) – Adelaide Street West (19 Duncan Street)**

Date: December 17, 2018  
To: Toronto and East York Community Council  
From: Acting Director, Traffic Management, Transportation Services  
Wards: Ward 10, Spadina-Fort York

### **SUMMARY**

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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 construction only, which includes drilling, shoring and installation of façade retention steel structure.

The sidewalk, bike lane and a portion of the eastbound curb lane on the south side of Adelaide Street West, are currently closed to accommodate construction staging operations for the development. City Council, at its meeting on October 2, 2017, approved the subject construction staging area from October 9, 2017 to April 9, 2018 and on April 24, 2018 the time extension of the subject construction staging area from April 30, 2018 to October 31, 2018.

Transportation Services is requesting an approval to extend the duration of the subject construction staging area from January 30, 2019 to March 31, 2019 in order to complete the Phase 1 of construction.

### **RECOMMENDATIONS**

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The Acting Director, Traffic Management, Transportations recommends that:

1. City Council approve the continuation of 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 January 30, 2019 to March 31, 2019.

2. City Council continue to direct the Acting Director, Traffic Management, Transportation Services, to add as a condition of permit, a requirement provision for a Traffic Control Person to be stationed at the intersection of Adelaide Street West and Duncan Street from January 30, 2019 to March 31, 2019.
3. City Council direct the applicant to continue posting 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.
4. City Council direct the applicant to continue providing and installing 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.
5. 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**

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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 \$88,807.29

## **DECISION HISTORY**

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City Council, at its meeting on October 2, 3, and 4, 2017, adopted Item TE26.63 and approved the closure of the sidewalk, bike lane and a portion of the eastbound curb lane on the south side of Adelaide Street West, between Duncan Street and a point 109.5 metres east, from October 9, 2017 to April 9, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.63>

In addition, City Council at its meeting on April 24, 25, 26 and 27, 2018, adopted as amended Item TE31.60 and approved the extension of the closure of the sidewalk, bike lane and a portion of the eastbound curb lane on the south side of Adelaide Street West, between Duncan Street and a point 109.5 metres east, from April 30, 2018 to October 31, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.60>

## **COMMENTS**

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A mixed-use development is being 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 home to a 5.5-storey brick structure (Southam Press Building) built in 1908. The subject building is a listed heritage structure and the building facades along Adelaide Street West and Duncan Street will be retained as part of the development. The development proposal for the site includes construction of a 58-storey mixed-use building consisting of approximately 452 residential rental units and retail and office uses contained in a 9-storey podium.

Phase 1 of construction of the development 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. Construction staging areas have been set up on the south side of Adelaide Street West and east side of Duncan Street abutting the site. The matters related to the construction staging area on Duncan Street have been discussed in a companion report "Construction Staging Area Time Extension (Phase 1) - 19 Duncan Street". This report only discusses matters related to the construction staging area on Adelaide Street West.

The subject construction staging area has been set up within the sidewalk, bike lane and a portion of the eastbound curb lane on the south side of Adelaide Street West abutting the site. With the subject construction staging area in place, Adelaide Street West, in the vicinity of the site, operates as two eastbound through traffic lanes and a bike lane. Pedestrian movements on the south side of Adelaide Street West are restricted for the duration of Phase 1 of construction.

The developer has requested an extension of the duration of the construction staging area on Adelaide Street West in order to complete the Phase 1 of construction. Based on the information provided by the developer, the site has experienced excessive delays in completion of municipal agreements (i.e. Section 37 Agreement) and zoning by-laws. Due to these delays, start of Phase 1 of this project was delayed. During previous lost time, the developer was able to commence other construction activities involving exploratory and preparation work. The developer has advised that during exploratory and preparation work, there was a discovery of underground utilities. Some of these utilities had to be relocated in order to prepare for implementation of the shoring and façade retention system for the heritage wall. This discovery and additional work delayed the start of the installation of the shoring and façade retention system. The current construction staging area on Adelaide Street West is critical for completion of activities related to installation of the façade retention system.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the Phase 1 construction activities requiring right-of-way occupation on Adelaide Street West will be completed by March 31, 2019.

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Adelaide Street West is not expected to conflict with the City's capital works projects.

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

## CONTACT

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## SIGNATURE

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Roger Brown P.Eng., M.Eng.  
Acting Director, Traffic Management  
Transportation Services

## ATTACHMENTS

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Drawing No. 421G-2633, dated March, 2018

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

