

Construction Staging Area Time Extension (John Street) - 283 Adelaide Street West

Date: January 28, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision, provided that it is not amended so that it varies with City Policy or by-laws.

Transportation Services is requesting approval to close the east sidewalk and curb lane on John Street to construct the condominium.

Mondiale Development Ltd., is building a 48-storey condominium building with six levels of underground parking at 283 Adelaide Street West, located at the southeast corner of Adelaide Street West and John Street. In order to construct the development, Mondiale Development Ltd., requires the aforementioned closures. This closure will be in effect for 24 months.

Toronto and East York Community Council, at its meeting on January 17, 2017, approved the subject construction staging area on John Street, from February 1, 2017 to January 31, 2019. Transportation Services is requesting approval to extend the duration of the subject construction staging area from March 1, 2019 to July 31, 2019 in order to complete the construction of the development.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council approve the continuation of the closure of the sidewalk and curb lane on the east side of John Street, between Pearl Street and a point 48.0 metres north, from March 1, 2019 to July 31, 2019.

2. Toronto and East York Community 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.
3. Toronto and East York Community 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.
4. Toronto and East York Community direct that John Street be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Mondiale Development Ltd. 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 \$89,647.35

DECISION HISTORY

Toronto and East York Community Council, at its meeting January 17, 2017, adopted item TE21.36 and in so doing, approved the closure of the sidewalk and the curb lane on the east side of John Street, between Pearl Street and a point 48 metres north, from February 1, 2017 to January 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.36>

Toronto and East York Community Council, at its meeting on May 15, 2012, adopted Item TE16.28 with respect to a Zoning Amendment Application for the lands at 283 Adelaide Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE16.28>

COMMENTS

Mondiale Development Ltd. is building a 48-storey condominium building with six levels of underground parking at 283 Adelaide Street West. Developing this property means excavating the entire site to a depth of 19.0 metres. The applicant requires a constructing staging area within the road allowance on the east side of John Street to enable construction.

John Street, between Adelaide Street West and Pearl Street is a collector road and operates four lanes (two lanes in each direction) on a pavement width of 13.0 metres. On the subject section of John Street, stopping is prohibited at all times on the east side and on the west side, parking is prohibited at all times. There is no TTC service provided on John Street.

The development site is bounded by Adelaide Street West to the north, John Street to the west, Pearl Street to the south and 263 - 267 Adelaide Street West to the east. The original staging application requested occupation on all adjacent roadways. In reviewing of the application, the occupation of Adelaide Street West was deemed not preferable due to the proximity of the signalized intersection of Adelaide Street West and John Street, the negative impact on the capacity of Adelaide Street West and the cycle track on Adelaide Street West. In addition, utilization of Pearl Street is not feasible due to the adjacent property owner's arrangement to occupy Pearl Street for the purposes of loading/unloading materials. Therefore, the preferred option available to the development is a staging area off of John Street.

The east curb lane and sidewalk on John Street flanking the site is closed and pedestrians are redirected into a protected covered walkway within the closed east curb lane. Northbound traffic on John Street is reduced to one lane. The remaining width of 3.2 metres will continue to accommodate one lane of traffic. In order to reduce impact to the northbound right turn movement on John Street, the length of staging area has been reduced to accommodate an 11.0 metre storage lane for right turns, approximately two vehicles. The street occupation on John Street will be used for excavation/shoring and building the below grade and podium structure.

The traffic signals along Adelaide Street West have been coordinated to keep traffic moving eastbound. As well, the traffic signals on John Street have also been coordinated to maintain north/south movements.

On Pearl Street, a 1.50 metre wide covered pedestrian walkway and site access/egress is provided on the north side of the road. The site access/egress will have no negative impact to traffic operations on Pearl Street.

The developer has requested an extension of the duration of the subject construction staging area in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a significant delay approvals for their sanitary service connection which was indicated by Toronto Water. This issues caused delays in obtaining a Permit from Toronto Water as well as a delay in obtaining the foundation Permit. All excavation activities were stopped early in 2017 while the developer obtained clearance from Toronto Water. Construction resumed as of November 2017. The developer has been active in discussing logistics with their contractors and express commitment to competing the project in a timely manner.

Transportation Services is satisfied that Mondiale Development Ltd. has looked at all options to alleviate congestion at this location.

Due to a potential conflict with the planned John Street Corridor project, this extension has only been given for 6 months. A review of the status on the John Street Corridor project will take place at that time to determine if John Street is available for continued construction staging operations.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-2279, dated October 2016

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