

Construction Staging Area - 502 Adelaide Street West, 119-123 Portland Street

Date: July 22, 2020
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 that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Minto Communities is constructing a 14-storey condominium building with ground floor retail at 502 Adelaide Street West and 119-123 Portland Street. The site is located on the northeast corner of Adelaide Street West and Portland Street.

Transportation Services is requesting authorization to close the east sidewalk on Portland Street, between Adelaide Street West and a point 32 metres north, for a period of 26 months (i.e., September 17, 2020 to October 31, 2022) to accommodate a construction staging area.

Pedestrian movements on the east side of Portland Street, abutting the site, will be restricted and pedestrians will be directed to the west-side sidewalk of Portland Street. Traffic lanes for both directions on Portland Street and pedestrian operations on the west side of Portland Street will be maintained in their current configuration.

The installation of the construction staging area will result in the loss of approximately four parking machine/permit parking spaces on the east side of Portland Street, abutting and immediately north of the site.

Vehicle and bicycle operations, including the existing parking on Adelaide Street West, will be maintained in their current configuration. Pedestrian operations on the north side of Adelaide Street West, abutting the site, will be maintained on the existing sidewalk, in a covered and protected walkway. In addition, covered and overhead protection will be installed on a portion of the laneway located to the west of the subject site.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk on Portland Street, between Adelaide Street West and a point 32 metres north, from September 17, 2020 to October 31, 2022.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 5:00 p.m., Monday to Saturday and 1:00 p.m. to 5:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the east side of Portland Street, between Adelaide Street West and a point 50.5 metres north.
3. Toronto and East York Community Council prohibit stopping at all times on the east side of Portland Street, between Adelaide Street West and a point 50.5 metres north.
4. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
5. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
7. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
9. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

10. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

11. Toronto and East York Community 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.

12. Toronto and East York Community 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.

13. Toronto and East York Community Council direct that Portland Street 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. Minto Communities 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 proposed closures on Portland Street, these fees will be approximately \$23,000.00.

DECISION HISTORY

City Council, at its meeting on June 26, 27 28 and 29, 2018, adopted Item TE33.8 of the Toronto and East York Community Council to amend Zoning By-law Nos. 438-86 and 569-2013, for the lands municipally known as 502 Adelaide Street West and 119-123 Portland Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE33.8>

COMMENTS

Proposed Development

A 14-storey residential condominium building with ground-floor retail, is being constructed by Minto Communities at 502 Adelaide Street West and 119-123 Portland Street. The site is bounded by a four-storey office building and parking lot to the north, a public lane to the east, Adelaide Street West to the south and Portland Street to the west. The development, in its completed form, will consist of 116 dwelling units with ground-floor retail, a three-level underground parking garage and loading dock that will access the development from Adelaide Street West.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

Construction Activities:

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: July 2020 to November 2020;
- Below grade formwork: November 2020 to March 2021;
- Above grade formwork: March 2021 to October 2021;
- Building envelope phase: June 2021 to March 2022; and
- Interior finishes stage: September 2021 to October 2022.

Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 10.4 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Portland Street will be essential to set up construction staging operations for the development.

The construction staging area will be set up within the road right-of-way on the east side of Portland Street for a period of 26 months. A covered walkway will also be installed over the existing sidewalk along Adelaide Street West abutting the site.

Existing Conditions:

Adelaide Street West, in the vicinity of the site, is an eastbound one-way street with three lanes for vehicular traffic and an exclusive eastbound bike lane operating near the south curb. Adelaide Street West is classified in the City of Toronto Road Classification System as a major arterial road. Off-peak "Pay and Display" parking is in effect on the north side of Adelaide Street West. TTC does not operate bus service on this section of Adelaide Street West.

Portland Street, in the vicinity of the site, is an 8.5 metre wide roadway, is classified as a collector road and consists of one northbound and one southbound traffic lane. There is no TTC service on Portland Street. Parking is prohibited at all times on the west side of Portland Street. On the east side parking machines operate for a maximum period of three hours, from 8:00 a.m. to 5:00 p.m., Monday to Saturday and 1:00 p.m. to 5:00 p.m. Sunday, between Adelaide Street West and Richmond Street West. In addition, area-based permit parking is in effect between 5:00 p.m. and 8:00 a.m., daily.

Construction Staging Area:

The construction staging area for the development has been proposed within the road right-of-way on the east side of Portland Street abutting the site.

Construction staging operations on Portland Street will take place within the existing boulevard allowance fronting the site. Subject to approval, the east sidewalk on Portland Street will be closed between Adelaide Street West and a point 32 metres north. The existing traffic lanes on Portland Street will be maintained in its current configuration.

In order to ensure parked vehicles do not impede access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on the east side of Portland Street, between Adelaide Street West and a point 50.5 metres north.

This staging area will result in loss of approximately four parking machine/permit parking spaces on the east side of Portland Street, abutting and immediately north of the site. The developer has been advised that they are required to make alternative arrangements to provide parking for the displaced permit holders and to provide compensation for the loss of revenue for the paid parking spaces.

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

As no changes are proposed on Adelaide Street West to accommodate the staging area, all traffic lanes and parking regulations on Adelaide Street West will be maintained in their current form. However, we are aware that the relocation of the cycle track from the south side of Adelaide Street West to the north side of the street has been approved. This will result in the cycle track being located adjacent to the development, requiring all the lanes and parking regulations to be reconfigured. At this time the cycle track project has been delayed. However, placing the staging area on Portland Street ensures that, should the cycle track project proceed, the staging area will not impact its installation.

Pedestrian operations on the north side of Adelaide Street West will be maintained in a covered and protected walkway within the existing sidewalk.

Given the requirements to safely operate the staging area on the east side of Portland Street, the need to maintain two-way vehicular traffic on Portland Street and proximity of the staging area to the signalized intersection of Adelaide Street West and Portland Street, a pedestrian sidewalk is not being maintained on the east side of Portland Street. As a result, pedestrians will be advised of this temporary sidewalk closure, by appropriate advanced warning signage that will be installed to clearly inform pedestrians to use the west sidewalk on Portland Street at the signalized intersections of Portland Street at Adelaide Street West and Portland Street at Richmond Street West.

In order to ensure safety for pedestrians within the public laneway to the east of the site, temporary structures will be installed within the portion of the laneway abutting the site. These structures will be installed to maintain vehicle access while providing a covered and protected walkway for pedestrians.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects.

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

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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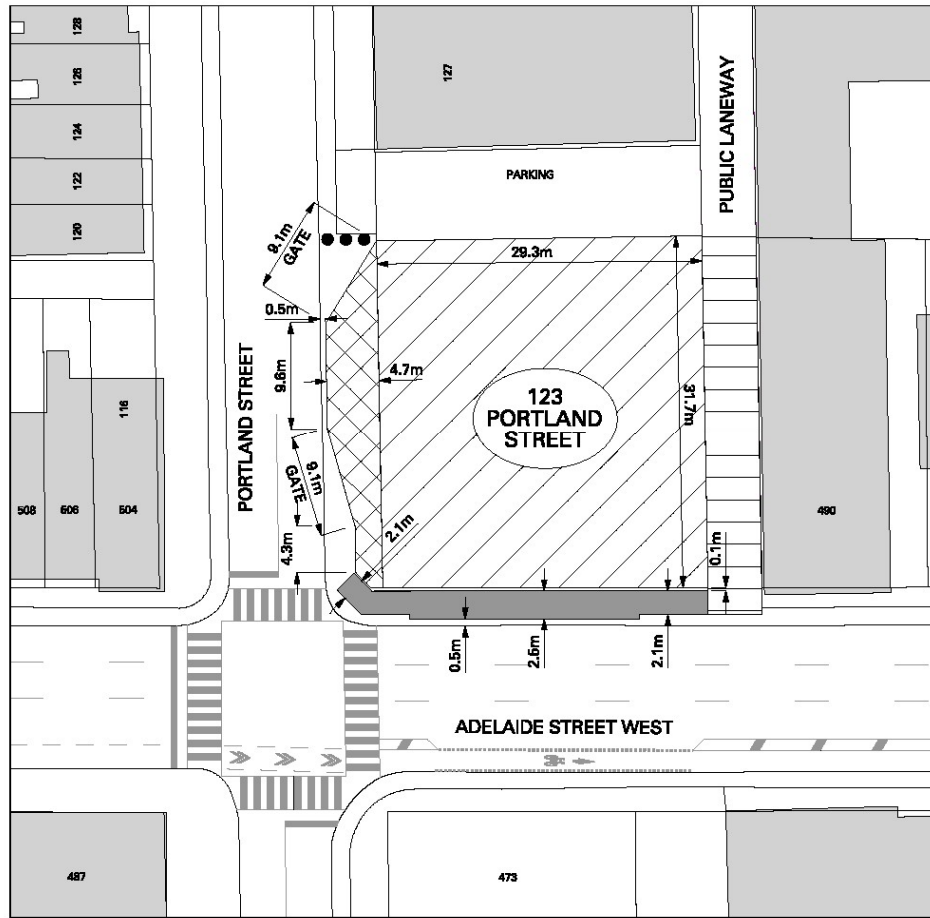
SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director,
Traffic Management
Transportation Services

ATTACHMENTS

1. Drawing No. 421T-0016, dated July 2020

Construction Staging Area - 123 Portland Street



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▩ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▧ PROPOSED 2.1m MINIMUM COVERED WALKWAY
- - - PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

123 PORTLAND STREET PROPOSED CONSTRUCTION STAGING AREA



DWG. NO. 421T-0016 O.K. JULY, 2020 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT