

Construction Staging Area - 102-118 Peter Street and 350-354 Adelaide Street West (Peter Street)

Date: March 8, 2021
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.

Peter Adelaide Limited Partnership is constructing a 47-storey residential condominium building that includes two-levels of retail space with four-levels of underground parking at 102-118 Peter Street and 350-354 Adelaide Street West. The site is an "L" shaped lot located on the northwest corner of Adelaide Street West and Peter Street.

Transportation Services is requesting authorization to close the sidewalk and a 3.1 metre wide portion of the southbound curb lane/parking lane on the west side of Peter Street for a period of 20 months (i.e. May 1, 2021 to December 31, 2022) to accommodate a construction staging area.

Pedestrian operations on the west side of Peter Street will be maintained in a covered and protected walkway within the closed portion of the existing lane. The existing bike lane located on the west side of Peter Street will be realigned but will be maintained. However, the closure will result in loss the of approximately 4 parking machine spaces on the west side of Peter Street abutting the site. Two of these spaces are allocated as a motorcycle parking zone.

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

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk on Peter Street, between a point 17 metres north of Adelaide Street West and a point 59 metres further north, from May 1, 2021 to December 31, 2022.
2. Toronto and East York Community Council authorize the closure of a 3.1 metre wide portion of the southbound curb lane on Peter Street, between a point 17 metres north of Adelaide Street West and a point 59 metres further north, from May 1, 2021 to December 31, 2022.
3. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, at a rate of \$5.00 per hour and for a maximum period of 3 hours, on the west side of Peter Street, between Adelaide Street West and Richmond Street West.
4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 6:00 p.m. to 12:00 a.m., Monday to Saturday, and 1:00 p.m. to 12:00 a.m., Sunday, at a rate of \$5.00 per hour and for a maximum period of 6 hours, on the west side of Peter Street, between Adelaide Street West and Richmond Street West.
5. Toronto and East York Community Council rescind the existing parking machine locations designated as motorcycle parking zones, in effect from 8:00 a.m. to 6:00 p.m., and 6:00 p.m. to 12:00 a.m., Monday to Saturday, and 1:00 p.m. to 12:00 a.m., Sunday, from April 1 to October 31 inclusive, at a rate of \$0.00 per hour and for an unlimited period, on the west side of Peter Street, between a point 37.5 metres south of Richmond Street West and a point 11 metres further south.
6. Toronto and East York Community Council prohibit stopping at all times on the west side of Peter Street, between a point 30.5 metres north of Adelaide Street West and a point 30.5 metres south of Richmond Street West.
7. 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.
8. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. Toronto and East York Community Council direct that Peter 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. Peter Adelaide Limited Partnership 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 Peter Street, these fees will be approximately \$385,000.00.

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DECISION HISTORY

City Council, at its meeting on November 7, 8 and 9, 2017, adopted as amended Item TE27.1 entitled "102-118 Peter Street and 350-354 Adelaide Street West - Zoning Amendment Application - Final Report" which amended Zoning By-laws 438-86 and

569-2013, for the lands municipally known as 102-118 Peter Street and 350-354 Adelaide Street West

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.1>

COMMENTS

The Development and Timeline

Peter Adelaide Limited Partnership is constructing a 47-storey residential condominium building with a total of 696 units, plus two-levels of retail space with four-levels of underground parking for approximately 219 vehicles and one loading door, at 102-118 Peter Street and 350-354 Adelaide Street West. The site is an "L" shaped lot located on the northwest corner of Adelaide Street West and Peter Street. Permanent vehicular access to the development will be from Peter Street.

The site is bounded by an existing townhouse and vacant lot to the north, Peter Street to the east, Adelaide Street West to the south and a five-story commercial/office building and parking lot to the west. Existing retail/hotel buildings that front onto Adelaide Street West between Peter Street and the subject site that are not part of the development will remain.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts to all road users. 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 13.5 metres from street level. The excavation will extend from property line to property line on all four sides of the site. 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 Peter Street will be essential to set up construction staging operations for the development.

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

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- Excavation and shoring: Completed;
- Below grade formwork: Completed;
- Above grade formwork: November 2020 to May 2022;
- Building envelope phase: May 2021 to August 2023; and
- Interior finishes stage: May 2021 to September 2023.

Existing Conditions

Peter Street is characterized by the following conditions:

- It is a 2-lane, north-south collector roadway
- Bike lanes are located on both sides of Peter Street for northbound and southbound traffic.
- It operates two-way traffic on a pavement width of approximately 14 metres
- It has a unposted regulatory speed limit of 50 km/h
- There are sidewalks located on both sides of the street
- Four paid parking spots are located on the west side of Peter Street abutting the site
- There is no TTC service on the subject section of Peter Street

The following parking regulations are in effect on the subject section of Peter Street:

East Side

- "No Stopping Anytime" between Adelaide Street West and Queen Street West.

West Side

- "No Stopping Anytime" between King Street West and a point 30.5 metres north of Adelaide Street West.
- "No Stopping Anytime" between a point 30.5 metres south of Richmond Street West and Queen Street West.
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday, between Adelaide Street West and Richmond Street West.
- Parking machines operate for a maximum period of six hours from 6:00 p.m. to 12:00 a.m., Monday to Saturday and 1:00 p.m. to 12:00 a.m., Sunday, between Adelaide Street West and Richmond Street West.
- Parking machines designated as a motorcycle parking zone from 8:00 a.m. to 6:00 p.m., and 6:00 p.m. to 12:00 a.m., Monday to Saturday, and 1:00 p.m. to 12:00 a.m., Sunday, from April 1 to October 31 inclusive, between a point 37.5 meters south of Richmond Street West and a point 11 metres further south.

Proposed Construction Staging Area

The construction staging area for the development is proposed within the right-of-way on the west side of Peter Street. Subject to approval, the west sidewalk and a 3.1 metre wide portion of the southbound lane of Peter Street, between a point 17 metres north of Adelaide Street West and a point 59 metres further north, will be closed to accommodate construction staging operations for the development. The proposed construction staging area will be utilized to accommodate construction material deliveries by the tractor-trailer units and concrete trucks, a man and material hoist and worker facilities.

Therefore, occupation of the right-of-way on Peter Street is essential to facilitate the construction of the development. The construction staging area will be set up within the road right-of-way on the west side of Peter Street for a period of 20 months

Traffic lanes on Peter Street and the northbound bike lane will remain. However, the existing bike lane on the west side will be realigned abutting the closure, maintaining a width of 1.5 metres. The paid parking on the west side of Peter Street, abutting the site will be removed to accommodate the staging area. Resulting in a loss of four parking spaces, two of which are designated as motorcycle parking from April to October. The developer is aware that they are responsible for any lost revenue from the pay-and-display parking.

Pedestrian operations on the west side of Peter Street will be maintained in a 1.7 metre wide covered and protected walkway within the closed portion of the existing lane. Pedestrian operations on the north side of Adelaide Street West, abutting the site, will be maintained in a 2.1 metre wide covered and protected walkway within the existing sidewalk.

To enhance traffic flow around the construction staging area, stopping will be prohibited on the west side of Peter Street, between Adelaide Street West and Richmond Street West.

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

Through ongoing dialogue with the developer, Transportation Services is satisfied that Peter Adelaide Limited Partnership as 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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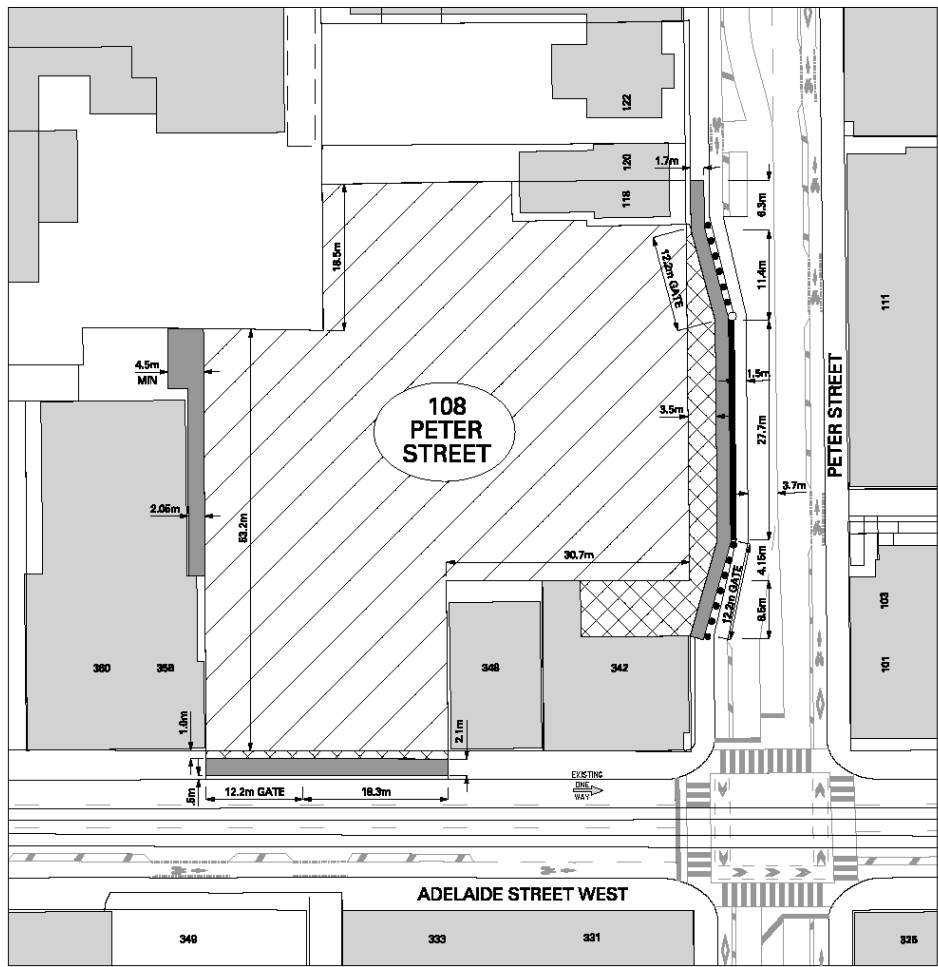
SIGNATURE

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

ATTACHMENTS

1. Proposed Construction Staging Area - 102-118 Peter Street and 350-354 Adelaide Street West

Construction Staging Area - 102-118 Peter Street and 350-354 Adelaide Street West



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▤ PROPOSED COVERED PUBLIC LANEWAY
- ▥ PROPOSED 1.7m 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.

108 PETER STREET
PROPOSED CONSTRUCTION STAGING AREA

DWG. NO. 421T-0018 O.K. AUGUST, 2020 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT