

Construction Staging Area – 263 Adelaide Street West

Date: December 18, 2024

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

As Adelaide Street West is classified as a major arterial street, and the Toronto Transit Commission (TTC) will operate a future transit service on Adelaide Street West, City Council approval of this report is required.

Lanterra Developments is constructing a 47-storey residential condominium building at 263 Adelaide Street West. The site is located on the south side of Adelaide Street West, between John Street and Duncan Street.

Transportation Services is requesting authorization to close the south sidewalk and south curb lane on Adelaide Street West for a period of 48 months, from February 28, 2025 to February 1, 2029 to facilitate construction staging operations.

Pedestrian operations on the south side of Adelaide Street West will be maintained in a covered and protected walkway within the closed portion of the curb lane.

RECOMMENDATIONS

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

1. City Council authorize the closure of the south sidewalk and a 2.8 metre wide portion of eastbound curb lane on Adelaide Street West and provision of a covered and protected walkway within the closed portion of the curb lane, between Duncan Street and John Street, from February 28, 2025 to February 1, 2029 inclusive.
2. City Council rescind the existing parking machine regulation in effect from 10:00 a.m. to 3:00 p.m., Monday to Friday on the south side of Adelaide Street West, between Duncan Street and John Street, from February 28, 2025 to February 1, 2029 inclusive.

3. City Council rescind the existing parking machine regulation in effect from 7:00 p.m. to 12:00 a.m., Monday to Friday, on the south side of Adelaide Street West, between Duncan Street and John Street, from February 28, 2025 to February 1, 2029 inclusive.
4. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 12:00 a.m. Saturday; 1:00 p.m. to 12:00 a.m., Sunday, on the south side of Adelaide Street West, between Duncan Street and John Street, from February 28, 2025 to February 1, 2029 inclusive.
5. City Council rescind the existing no stopping regulation on the south side of Adelaide Street West between, Duncan Street and John Street, in effect from 7:00 a.m. to 10:00 a.m., Monday to Friday.
6. City Council rescind the existing no stopping regulation on the south side of Adelaide Street West between, Duncan Street and John Street, in effect from 3:00 p.m. to 7:00 p.m., Monday to Friday.
7. City Council prohibit stopping at all times on the south side of Adelaide Street West, between Duncan Street and John Street.
8. City Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
9. City 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. City Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
11. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.
12. 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.
13. 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.
14. City Council direct that Adelaide Street West 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. Lanterra Development 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 Adelaide Street West these fees will be approximately \$1,600,000 including lost revenue from the parking machines.

DECISION HISTORY

The Ontario Land Tribunal issued a decision and order on December 22, 2021, to amend the former City of Toronto Zoning By-Law No.438-86, as amended, with respect to lands known municipally as 263 Adelaide Street West.

COMMENTS

The Development and Timeline

Lanterra Developments is constructing a 47-storey residential condominium building with a total of 432 units with ground floor retail and five levels of underground parking at 263 Adelaide Street West. All permanent access to the underground parking garage will be off of Pearl Street. The site is bounded by Adelaide Street West to the north, and surrounded by residential buildings on the east, west, and south sides.

The building will include a total of 432 units, together with ground floor retail, 5 levels underground parking for approximately 100 cars and 1 loading door.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on 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 17 metres.

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

- Demolition: from January 2025 to April 2025;
- Excavation and shoring: from April 2025 to October 2025;
- Below grade formwork: from October 2025 to January 2026;
- Above grade formwork: from January 2026 to January 2029;
- Building envelope phase: from October 2026 to January 2029; and
- Interior finishes stage: from August 2027 to January 2029.

Existing Conditions

Adelaide Street West is characterized by the following conditions:

- It is a three lane, major arterial roadway
- It operates one-way eastbound traffic on a pavement width of approximately 12.5 metres
- The speed limit is 40 km/h
- There will be TTC streetcar service on Adelaide Street once the Adelaide Construction project is complete
- There is a cycle track on the north side of the street
- There are sidewalks located on both sides of the street

The parking regulations on Adelaide Street West, within the subject section are as follows:

North side

- No stopping at all times

South side

- Parking machine regulation in effect from 10:00 a.m. to 3:00 p.m., Monday to Friday
- Parking machine regulation in effect from 7:00 p.m. to 12:00 a.m., Monday to Friday
- Parking machine regulation in effect from 8:00 a.m. to 12:00 a.m. Saturday; 1:00 p.m. to 12:00 a.m., Sunday
- No Stopping from 7:00 a.m. to 10:00 a.m., Monday to Friday.
- No Stopping 3:00 p.m. to 7:00 p.m., Monday to Friday.

Proposed Construction Staging Area

Various options were explored by the developer to set up construction staging operations for the development in an effort to minimize the footprint of the construction staging area on the public right-of-way. By way of background, the original plan proposed a full closure of the south sidewalk on Adelaide Street West, between John Street and Duncan Street, in order to accommodate a heritage retention structure on the north side façade of the building. Moreover, pedestrian movements would be redirected at John Street and at Duncan Street. Due to the high volume of pedestrian volumes in the area, this option was not desirable. Therefore, the proposed plan is to close the sidewalk, with a provision of a covered and protected walkway within the closed south curb lane on Adelaide Street West.

Existing ten, Pay and Display parking spaces on the south side of Adelaide Street will need to be removed and the existing TTC streetcar stop on the south side of Adelaide Street in the area will require relocation. The developer will be responsible for paying for the loss of parking revenue for the temporarily rescinded parking machine spaces. With the closure of the south side curb lane, two traffic lanes will be maintained for general traffic. There will be no impact to the existing cycle track on the north side of Adelaide Street West.

A drawing of the proposed construction staging areas is shown in Attachment 1.

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Five-Year Major Capital Works Program indicates that Enwave Energy Corporation will be installing new pipelines on Adelaide Street West in 2025 between John Street and Duncan Street. Coordination with the developer and respective projects are ongoing.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Lanterra Developments, has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 263 Adelaide Street West

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