

## **Construction Staging Area – 263 Adelaide Street West**

**Date:** January 10, 2025

**To:** Toronto and East York Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 10, Spadina-Fort York

### **SUMMARY**

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As 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 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 in order 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**

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

1. City Council authorize the closure of the south sidewalk and a 3.1 metre wide portion of eastbound curb lane on Adelaide Street West, between a point 26.6 metres east of John Street and a point 49.1 metres further east 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.
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.

4. City Council rescind the existing parking machine regulation in effect from 6:00 p.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.
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. and 3:00 p.m. to 7:00 p.m., Monday to Friday, except public holidays.
6. City Council prohibit stopping at all times on the south side of Adelaide Street West, between Duncan Street and John Street.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. City Council direct that Adelaide Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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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.

## **DECISION HISTORY**

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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**

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### **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 to the north, and surrounded by residential buildings on the east, west, and south sides.

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, eastbound only 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 and redirect pedestrians into a 2.1 metered wide covered and protected walkway within the closed south curb lane on Adelaide Street West.

Subject to approval, a 3.1 metre wide portion of the eastbound lane and sidewalk on the south side of Adelaide Street West, between a point 26.6 metres east of John Street and a point 49.1 metres further east, will be closed to accommodate construction staging operations for the development. As mentioned above, Pedestrians will be directed to a protected 2.1 metre covered walkway within the closed lane. Pedestrian operations on the north side of the roadway will remain unchanged. In addition, the driveway entrance to the Toronto Fire Station on the opposite side of the construction staging area will not be impacted.

The proposed construction staging area on Adelaide Street West will result in the removal of ten parking machine spaces located on the south side of the roadway. The developer will be responsible for paying the lost revenue of these parking spaces. With the proposed closure in place, Adelaide Street West, in the immediate vicinity of the site, will operate as two eastbound lanes and a cycle track on the north side of the street. However, the existing lane configuration at the intersection of Adelaide Street West and John Street will be reconfigured, specifically the eastbound approach, due to the proposed construction staging area. Currently, the eastbound traffic lanes at the intersection of Adelaide Street and John Street operate as one dedicated left-turn lane and two through lanes and one cycle track. The far-side closure will effectively close eastbound curb lane, thus eastbound traffic approaching the intersection must merge

into the adjacent through lane or turn-right at the subject intersection. As a result, the eastbound lane configuration will consist of one dedicated left-turn lane, one through lane and one dedicated right-turn lane.

## **Intersection Capacity Analysis**

To determine the impacts of the proposed construction staging area and the above noted lane reconfigurations, the existing and future (under construction) traffic operations were analyzed during the morning and afternoon peak hours at the intersection of Adelaide Street West and John Street.

The existing traffic operations were analyzed using the current lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes.

Under existing conditions, the signalized intersection of Adelaide Street West and John Street operates acceptably during the morning and afternoon peak hours. The critical eastbound through traffic movement on Adelaide Street West operates with an average delay of up to 17 seconds during the morning and afternoon peak hours. The average vehicle queuing is 47 metres and 30 metres in the morning and afternoon peak hours, respectively.

Under future (under construction) conditions, the delays in critical eastbound through traffic movement on Adelaide Street West is expected to increase from 17 seconds to 27 seconds in the morning peak period, with queue lengths increasing from 47 metres to 96 metres. In the afternoon peak period, the queue length increase from 30 metres to 80 metres. Despite the increase in the queue length, the delay of 17 seconds (existing condition) does not change because most vehicles are expected to clear the intersection in a single cycle. Similarly, eastbound traffic in the the morning peak period is expected clear the intersection in one cycle.

Based on the traffic operations analysis, the proposed construction staging area on is not expected to have a significant impact on the eastbound traffic movement on Adelaide Street West. Once the construction staging area is in place, Transportation Services will monitor the intersection for any congestion, specifically in the eastbound direction and if necessary, make changes to the signal timings.

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

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**

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







## **ATTACHMENTS**

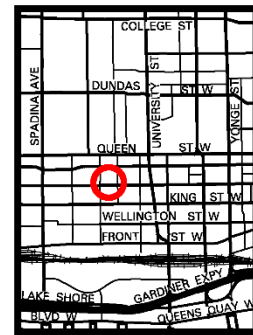
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Attachment 1: Proposed Construction Staging Area - 263 Adelaide Street West



**LEGEND**

-  PROPOSED CONSTRUCTION STAGING AREA
-  PROPOSED CONSTRUCTION SITE
-  PROPOSED COVERED WALKWAY
-  PROPOSED JERSEY BARRIER
-  PROPOSED ENERGY ATTENUATOR
-  PROPOSED TC-54 FLEXIBLE DRUM



**PROPOSED CONSTRUCTION STAGING AREA  
263 ADELAIDE STREET WEST**



FILE NO. 421T - 0815

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : DEC. 2024

