

TORONTO STAFF REPORT

August 24, 2006

To: Toronto and East York Community Council

From: Director, Transportation Services Toronto and East York District

Subject: Wellington Street West, between Simcoe Street and a point 105 metres west and Simcoe Street, between Wellington Street West and a point 60 metres south – Establishment of construction staging areas for Premises No. 155 Wellington Street West – RBC Center (Trinity-Spadina, Ward 20)

Purpose:

The purpose of this report is to establish construction staging areas within the road allowance on Wellington Street West and on Simcoe Street to facilitate the PCL Constructors Inc. construction of an office tower at Premises No. 155 Wellington Street West (RBC Center).

Financial Implications and Impact Statement:

All costs associated with this proposal will be borne by the applicant.

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area at Premises No. 155 Wellington Street West (RBC Center) within the south curb lane of Wellington Street West, from Simcoe Street to a point 105 metres west and within the west curb lane of Simcoe Street, from Wellington Street West to a point 60 metres south as shown on the attached print of Drawing No. 421F-8513, dated August 2006, for a period from October 1, 2006 to March 31, 2009, be approved;
- (2) in conjunction with Recommendation No. 1, above:
 - (a) stopping be prohibited at any time on the south side of Wellington Street West, from Simcoe Street to a point 177 metres west;
 - (b) stopping be prohibited at any time on the south side of Wellington Street West, from Simcoe Street to a point 45 metres east;

- (c) stopping be prohibited at any time on both sides of Simcoe Street, from Wellington Street West to a point 83 metres south;
 - (d) the stopping prohibition on the south side of Wellington Street West in effect from 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays, be rescinded between the limits noted in Recommendation No. 2(a) above;
 - (e) the stopping prohibition on the south side of Wellington Street West in effect from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(b) above;
 - (f) the stopping prohibition on both sides of Simcoe Street in effect from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays, be rescinded between the limits noted in Recommendation No. 2(c) above;
- (3) the parking and traffic regulations presently in effect on the subject section of Wellington Street West and Simcoe Street be reinstated upon the completion of this project; and
 - (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

Comments:

Transportation Services has received an application from PCL Constructors Incorporated for permission to erect temporary construction hoarding and covered walkway in the south curb lane of Wellington Street West, from Simcoe Street to a point 105 metres west and in the west curb lane of Simcoe Street, from Wellington Street West to a point 60 metres south, as shown on the attached print of Drawing No. 42IF-8513, dated August 2006, to facilitate staging areas for the construction of a forty one-storey office tower at the southwest corner of Wellington Street West and Simcoe Street, known as Premises No. 155 Wellington Street West (RBC Center).

The excavation of the entire area within the property lines is required to a depth of three storeys to meet the obligation for the provision of below grade parking. In consideration of this, it is physically impossible for the entire construction of the office tower project to be undertaken from private property and hence, construction staging areas are required within the road allowance on the south side of Wellington Street West, fronting the site, and on the west side of Simcoe Street, adjacent to the site.

The affected portion of Wellington Street West is a four-lane minor arterial road with a pavement width of 13 metres. Three lanes operate westbound and one lane operates eastbound. If the proposed construction staging area on Wellington Street West is approved, the pavement width would be reduced to approximately 9.8 metres, sufficient to maintain a three-lane operation on this street (two lanes westbound and one lane eastbound). To ensure that the single eastbound lane is maintained clear at all times, stopping at any time should be prohibited on the south side of Wellington Street West, from a point 177 metres west of Simcoe Street to a point 45 metres east of Simcoe Street, as noted in Recommendation No. 2, above.

The affected portion of Simcoe Street is a three-lane collector road operating one-way southbound on with a pavement width of 10.5 metres. The proposed construction staging area on Simcoe Street would reduce the pavement width to approximately 6.8 metres, sufficient to maintain two southbound lanes. To ensure that the two southbound lanes are maintained clear at all times, stopping anytime should be prohibited on both sides of Simcoe Street from Wellington Street West to a point 83 metres south, also as noted in Recommendation No. 2, above.

The proposed construction staging areas would be used to facilitate the hoisting of steel, concrete and all other construction materials necessary for the completion of the proposed office tower. If the proposed construction staging areas within the curb lanes of Wellington Street West and Simcoe Street, as noted above, are approved, the existing sidewalks would be re-routed under covered-way outside the construction hoarding, within the lanes on Wellington Street West and Simcoe Street. This would facilitate all construction related activities from a self-contained site and would not involve hoisting of materials over live lanes of traffic or pedestrians (on the sidewalk). This also would enhance public and worker safety and will likely compress PCL's construction schedule.

In considering that the staging area is critical to this project, and that no on-site option is available, this proposal should be approved and implemented.

Construction advisory signs will be installed in the vicinity of the project to advise motorists of the lane reductions on both Wellington Street West and Simcoe Street.

Councillor Martin Silva's office has been consulted in the preparation of this report.

Transportation Services will monitor this site and the surrounding area and report back to Community Council regarding any operational modifications that may become necessary.

City of Toronto Municipal Code Chapter 937-2 grants authority to the Commissioner of Works and Emergency Services to issue full or partial road closure permits for periods up to 30 days in connection with private construction. In considering that this proposed closure is to be in effect for approximately thirty months, we are advising Toronto and East York Community Council of the intended road occupation.

Conclusion:

The right-of-way occupation mentioned above will cause minor disruption/inconvenience in the immediate area, which is normal with any construction project of this magnitude. It should be noted, however, that every effort will be made to minimize this disruption. With respect to noise, the applicant is required to comply with the provisions of Chapter 591 (Noise) of the City of Toronto Municipal Code.

Contact:

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Director

RJR/rjr

Attachment:

Drawing No. 42IF-8513, dated August 2006