



**STAFF REPORT
ACTION REQUIRED**

Wellington Street West - Lane Closure for Construction

Date:	March 12, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts07093te.top.doc

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. Ellisdon Corporation is building a 53-storey hotel and Condominium at 181-183 Wellington Street West, on the south side of Wellington Street West between Simcoe Street and John Street. For this reason, Transportation Services must:

- (a) close the south sidewalk from March 2007 to December 2009; and
- (b) make a temporary pedestrian walkway in the south curb lane on Wellington Street West at the same time.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council approve the following actions:

1. close the sidewalk and curb lane on the south side of Wellington Street West from a point 110 metres west of Simcoe Street to a point 70 metres further west from March 2007 to December 2009;
2. replace the existing parking regulations on south side of Wellington Street West, from Simcoe Street to John Street, with no stopping anytime on the south side;
3. replace the existing parking regulations on the north side of Wellington Street West, from Simcoe Street to a point about 77 metres east of John Street with no standing anytime; and

4. return Wellington Street West to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Ellisdon Corporation will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Ellisdon Corporation for this temporary lane closure. Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 34 months and needs Council's approval.

COMMENTS

Wellington Street West operates two-way with one traffic lane eastbound and three traffic lanes westbound on a road width of 13 metres. Parking is prohibited at anytime on the south side of Wellington Street West. There are existing rush period parking and stopping regulations between Simcoe Street and John Street. TTC service does not operate on this street. A construction staging area immediately to the east of this site has already been approved by City Council and is already in effect.

If this construction staging area is approved, the road width will be reduced to approximately 10.1 metres, resulting in three lanes of traffic, specifically, one lane eastbound and two lanes westbound, similar to what has already been implemented east of the subject location to Simcoe Street. To maintain traffic flow and to discourage construction vehicles from parking on the roadway and creating congestion for both construction sites, the implementation of Recommendation Nos. 2 and 3 are required.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of six stories for underground parking. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the south side of Wellington Street West. Wellington Street West will keep operating two-way with a pedestrian walkway on the south side of the street.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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ATTACHMENTS

Drawing No. 421F-8726, dated March, 2007

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