
Construction Staging Area at 225 Wellesley Street East

Date:	December 21, 2006
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Report Number:	Ts07024tey.top.doc

SUMMARY

A 10-storey residential building is being constructed at a site on the south-west corner of Wellesley Street East and Ontario Street. To permit this construction, Transportation Services must temporarily close the south sidewalk and provide a temporary pedestrian walkway in the south curb lane on Wellesley Street East, and temporarily implement two-way traffic operation on Ontario Street, between Wellesley Street and a private laneway located 46.3 metres south of Wellesley Street East for nine months.

RECOMMENDATIONS

Transportation Services recommends that:

1. the sidewalk and curb lane on the south side of Wellesley Street East, between Ontario Street and a point 65.2 metres west of Ontario Street, be closed to vehicular traffic for nine months from February 7, 2007 to November 7, 2007;
2. stopping be prohibited at all times on both sides of Wellesley Street East, between Ontario Street and a point 80.2 metres west of Ontario Street;
3. the existing No Parking, 7:00 a.m. to 9:00 a.m., except Sat., Sun. and public holidays regulation on the south side of Wellesley Street East, between Ontario Street and a point 80.2 metres west of Ontario Street, be rescinded;
4. the existing No Parking Anytime regulation on the north side of Wellesley Street East, between Ontario Street and a point 80.2 metres west of Ontario Street, be rescinded;

5. the existing No Stopping, 7:00 a.m. to 9:00 a.m., except Sat., Sun. and public holidays regulation on the north side of Wellesley Street East, between Ontario Street and a point 80.2 metres west of Ontario Street, be rescinded;
6. the existing No Stopping, 4:00 p.m. to 6:00 p.m., except Sat., Sun. and public holidays regulation on the south side of Wellesley Street East, between Ontario Street and a point 80.2 metres west of Ontario Street, be rescinded;
7. the existing one-way regulation, anytime, from south to north, on Ontario Street, between Wellesley Street East and a point 46.3 metres south of Wellesley Street East, be rescinded;
8. the existing Permit Parking, 12:01 a.m. to 10:00 a.m., regulation on Ontario Street, from Carlton Street to Wellesley Street East, be modified to be from Carlton Street to a point 46.3 metres south of Wellesley Street East; and
9. upon completion of this project, Wellesley Street East and Ontario Street revert to their pre-construction traffic and parking operation and regulations.

FINANCIAL IMPACT

There are no financial implications. Costs associated with this work will be borne by the applicant.

ISSUE BACKGROUND

Transportation Services has received an application from Willowfield Winchester Inc. to close the sidewalk and provide a temporary pedestrian walkway in the curb lane on the south side of Wellesley Street East, west of Ontario Street, for a period of nine months for work associated with the construction of a 10-storey residential condominium at No. 225 Wellesley Street East. The application also proposes to implement temporary two-way traffic operation on a portion of Ontario Street, south of Wellesley Street East, for the same time period.

COMMENTS

Wellesley Street East operates two-way with parking on the south side of the street. Ontario Street operates one-way northbound with parking on the east side of the street. The attached Drawing No. 421F-8634 illustrates the roadways under consideration and the proposed construction staging area. Wellesley Street East will continue to operate two-way with a sidewalk on the north side and a temporary walkway on the south side during construction.

The development of this property requires the excavation of the entire site within the property lines to a depth of three stories in order to provide for below grade parking. Due to the extent of the excavation, it is physically impossible to construct this building from private property. Therefore, the applicant requires a construction staging area within the road allowance on the south side of Wellesley Street East.

The applicant requests making Ontario Street a two-way street from Wellesley Street East to a private laneway on the south side of their property so construction vehicles can access the laneway. This will reduce the impact of construction vehicles on the adjacent residential streets. Otherwise, construction vehicles will have to use Rose Avenue and Prospect Street in order to get to their site from Ontario Street. Both Rose Avenue and Prospect Street have speed humps installed on the street. Two permit parking spaces will have to be removed in order to implement the temporary two-way traffic operation. However, there are enough parking spaces in Permit Parking Area 7A to accommodate the loss of these two spaces.

City of Toronto Municipal Code Chapter 937-2 authorizes staff to issue full or partial road closure permits for up to 30 days in connection with private construction. Since this proposed closure is to be in effect for nine months, we are advising Toronto and East York Community Council of the intended road occupation.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services
Toronto and East York District

ATTACHMENTS

Drawing No. 421F-8634, dated December, 2006

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