



**STAFF REPORT  
ACTION REQUIRED**

**Construction Staging Area – Wellington Street East**

<b>Date:</b>	January 30, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Toronto-Centre Rosedale, Ward 28
<b>Reference Number:</b>	Ts2014020te.top

**SUMMARY**

Bird Construction is constructing a 58-storey condominium at No. 88 Scott Street, on the northwest corner of Wellington Street East and Scott Street. They need to close the north curb lane and sidewalk on Wellington Street East and establish a temporary pedestrian walkway in the north curb lane in order to do their work.

Bird Construction also needs to close the west sidewalk on Scott Street and the south sidewalk on Colborne Street. This matter is dealt with in a companion report "Construction Staging Area – Scott Street" requiring Toronto and East York Community Council approval.

**RECOMMENDATIONS**

**Transportation Services recommends that:**

1. City Council approve the closure of the sidewalk and the curb lane on the north side of Wellington Street East, between Scott Street and a point 66.8 metres west of Scott Street, from March 21, 2014 to December 31, 2015.
2. City Council authorize the General Manager of Transportation Services to request the alteration and/or removal of the proposed staging area if required to accommodate the Pan Am festivities during the months of July and August 2015.
3. City Council approve the removal of the existing "Pay & Display" parking regulation on the north side of Wellington Street East, between Scott Street and Yonge Street.

4. City Council rescind the existing "No Stopping, 7:30 a.m. to 9:30 a.m, Mon. to Fri., except Public Holidays" restriction on the north side of Wellington Street East, between Scott Street and a point 71.8 metres west of Scott Street.
5. City Council enact a "No Stopping Anytime" restriction on the north side of Wellington Street East, between Scott Street and a point 71.8 metres west of Scott Street.
6. City Council direct that Wellington Street East 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. Bird Construction 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 closure, these fees will be approximately \$64,900.00.

### **DECISION HISTORY**

City Council, at its meeting on March 5, 6 and 7, 2012, adopted Item 13.10 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands at Nos. 40 Scott Street and No. 10 Wellington Street East. Subsequently, City Council, at its meeting on October 2, 3 and 4, 2012, adopted MM26.23 regarding this site. The site plan for this location is currently under review by City staff.

### **ISSUE BACKGROUND**

Transportation Services has received an application from Bird Construction for a temporary closure of the sidewalk and the curb lane on the north side of Wellington Street East, between Scott Street and a point 66.8 metres west of Scott Street. They have also requested a temporary closure of the sidewalk on the west side of Scott Street and the sidewalk on the south side of Colborne Street.

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 21 months and needs City Council's approval. Councillor McConnell's office is aware of this application.

### **COMMENTS**

Wellington Street East, in the vicinity of Scott Street, operates one-way westbound with four traffic lanes. Both sides of the street are regulated by rush period "No Stopping" restrictions. During non-rush periods, both sides have "Pay & Display" parking regulations. The TTC Route Nos. 72A, 72B and 503 operate on this portion of Wellington Street East.

The proposed construction staging area will require temporarily closing the north curb lane and sidewalk fronting the site. A temporary pedestrian walkway will be established in the north curb lane beside the construction staging area. Three westbound lanes will

be maintained. Bird Construction will be responsible for the lost revenue for eight parking spaces on the north side of the street.

### **Reasons for the partial road closure**

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

### **CONTACT**

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### **SIGNATURE**

Jacqueline White, P.Eng.  
Director, Transportation Services  
Toronto and East York District

### **LIST OF ATTACHMENTS**

Attachment 1: Drawing No. 421G-1329 - dated January, 2014

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