

Construction Staging Area Time Extension – 159 Wellesley Street East

Date: November 8, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Wellesley Street East, City Council approval of this report is required.

Alterra is constructing a 26-storey residential condominium building at 159 Wellesley Street East. The south sidewalk and a portion of the eastbound curb lane on Wellesley Street East are closed to accommodate construction staging operations for the development. City Council previously authorized the subject construction staging area from June 1, 2017 to December 31, 2019.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Wellesley Street East for an additional 12 months (i.e. from January 1, 2020 to January 1, 2021.) in order to complete the construction of the development.

The developer has requested an extension of the duration of the construction staging area on Wellesley Street East, as the site has experienced a number of construction delays due to winter weather conditions, discovery of soil contaminants and delayed construction of a cantilevered and elevated platform.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the south sidewalk and the occupation of a portion of the eastbound curb lane on Wellesley Street East, between Sherbourne Street and a point 49.2 metres west of Sherbourne Street, from January 1, 2020 to January 1, 2021.
2. City Council direct the applicant to continue posting 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.

3. City Council direct the applicant to continue providing and installing 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.
4. City Council direct the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
5. City Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
7. City Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
8. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
9. City Council direct that Wellesley 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. Alterra 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 Wellesley Street East these fees will be approximately \$223,000.00.

DECISION HISTORY

City Council, at its meeting on May 24, 25 and 26, 2017, adopted as amended Item TE24.47 and, in so doing, authorized the closure of the south sidewalk and the occupation of a portion of the eastbound curb lane on Wellesley Street East, between Sherbourne Street and a point 49.2 metres west of Sherbourne Street, from June 1, 2017 to December 31, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.47>

COMMENTS

Development Proposal

A 36-storey residential condominium building will be constructed by Alterra at 159 Wellesley Street East. The site is bounded by Wellesley Street to the north, Sherbourne Street to the east, existing commercial uses to the south and existing residential uses to the west.

The development will consist of 360 dwelling units and a four-level underground parking garage. Permanent vehicular access to the development will be provided from Wellesley Street East.

At the time of this report, the building has been constructed to seven-storeys. The developer has informed staff that due to limited space availability, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions and the current construction staging area on Wellesley Street East is essential to continue with the development.

Construction Staging Areas

Construction staging operations for the development take place within the sidewalk and a portion of the eastbound curb lane on the south side of Wellesley Street East, abutting the site. Wellesley Street East, in the immediate vicinity of the site, operates as one eastbound and one westbound traffic lane, with bike lanes on both sides of the roadway. The closure of the sidewalk restricts pedestrian movements along the south side of Wellesley Street East, from Sherbourne Street to a point 49.2 metres west of Sherbourne Street. Appropriate advance signage is positioned at strategic locations to clearly inform pedestrians in the area.

Construction staging operations on Sherbourne take place within the existing boulevard allowance. Pedestrian operations are maintained within a 1.5 metre wide covered walkway. Traffic operations on Sherbourne Street remain unchanged.

Time Extension

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- Excavation and shoring phase delayed due winter weather conditions;
- Discovery of soil contaminants during excavation which required remediation; and
- Due to limited availability of space, construction of a cantilevered and elevated platform on the west elevation was required to provide additional space for staging operations. Construction of the platform was delayed due to legal negotiations with adjacent property owners.

In view of the above, a time extension of the existing construction staging area on Wellesley Street East is being requested for a period of 12 months (i.e. January 1, 2020 to January 1, 2021).

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Wellesley Street East is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Alterra has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Kristyn Wong-Tam's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

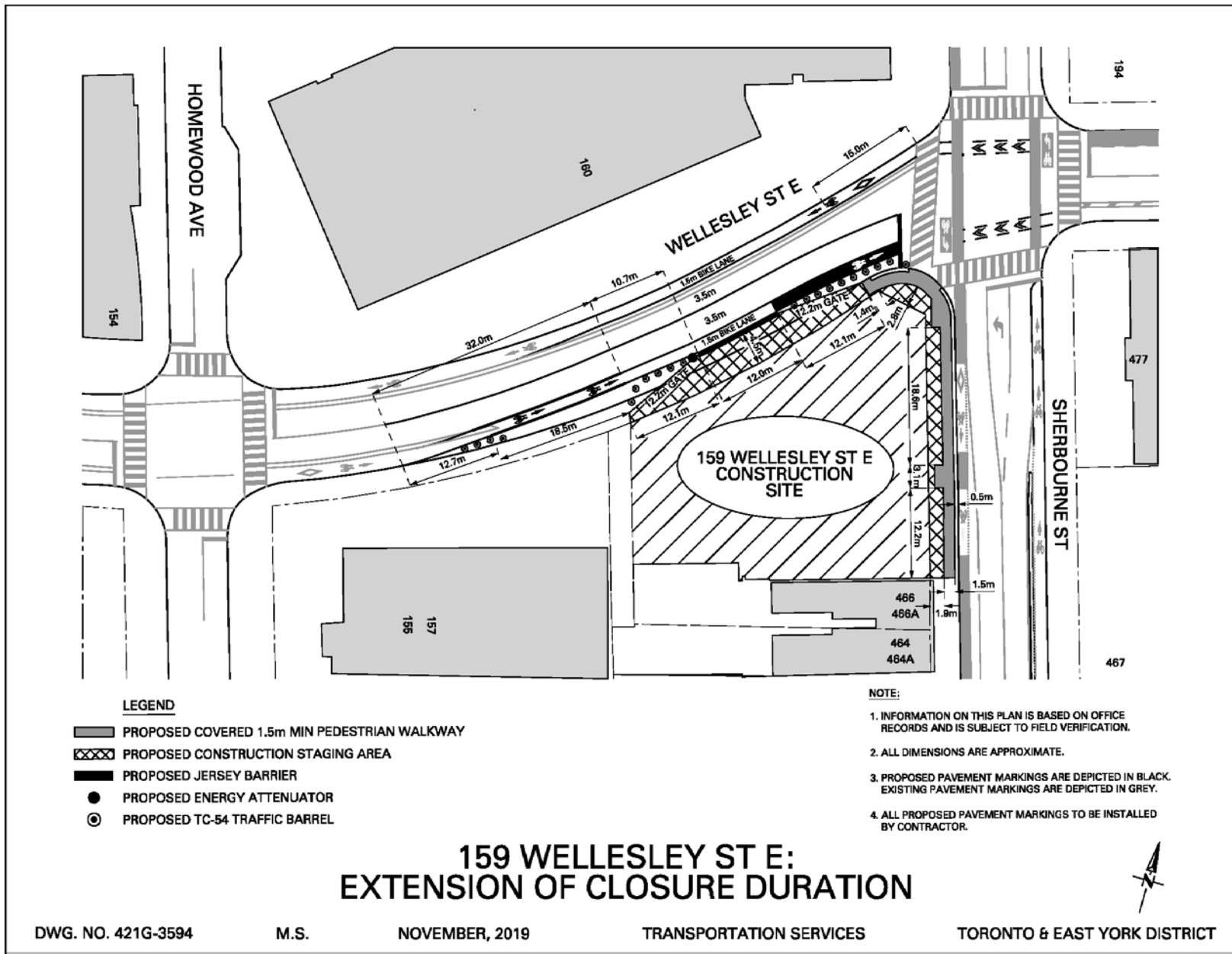
Roger Browne, M.A.Sc., P.Eng.,
Acting Director
Traffic Management,
Transportation Services

ATTACHMENTS

Drawing No. 421G-3594 dated November, 2019

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Construction Staging Area - 159 Wellesley Street East



LEGEND

- PROPOSED COVERED 1.5m MIN PEDESTRIAN WALKWAY
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED JERSEY BARRIER
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 TRAFFIC BARREL

NOTE:

1. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.
4. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.

159 WELLESLEY ST E: EXTENSION OF CLOSURE DURATION

DWG. NO. 421G-3594

M.S.

NOVEMBER, 2019

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT