



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 40 Wellesley Street East

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| Date: | December 10, 2015 |
| To: | Toronto and East York Community Council |
| From: | Director, Transportation Services, Toronto and East York District |
| Wards: | Toronto-Centre Rosedale, Ward 27 |
| Reference Number: | Ts2016032te.top.doc |

SUMMARY

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

Cresford Developments is constructing a 35-storey condominium at 40 Wellesley Street East. They need to close the north sidewalk, a portion of the north curb lane and north bike lane on Wellesley Street East from December 1, 2015 to October 31, 2017 in order to do their work.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the sidewalk, a portion of curb lane and bike lane on the north side of Wellesley Street East, between a point 119.0 metres east of Yonge Street and a point 148.0 metres east of Yonge Street, from December, 2015 to October, 2017.
2. City Council approve the temporary removal of the existing pedestrian crossover on Wellesley Street East at a point 146.3 metres east of Yonge Street.
3. City Council approve the temporary installation of a pedestrian crossover on Wellesley Street East at a point approximately 212.6 metres east of Yonge Street.
4. City Council direct the applicant to post 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.

5. City Council direct the applicant to provide and install 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.
6. 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. Cresford Developments 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 \$60,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Order issued July 20 2012, in relation to Board Case No. PL060339, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 40 Wellesley Street East.

ISSUE BACKGROUND

Transportation Services has received an application from Cresford Developments for a temporary closure of the sidewalk, a portion of the curb lane and bike lane on the north side of Wellesley Street East, between a point 119.0 metres east of Yonge Street and a point 148.0 metres east of Yonge Street to provide a construction staging area for a 35 storey condominium that they are building.

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 23 months and requires City Council approval.

COMMENTS

Wellesley Street East, between Yonge Street and Church Street, is 10.6 metres in width, operates two-way with one traffic lane in each direction and bike lanes, one in each direction. Both sides of the street are regulated by a "No Stopping Anytime" restriction. The TTC Route No. 94 operates on this portion of Wellesley Street East.

The proposed construction staging area will require temporary closure of the north sidewalk, a portion of the curb lane and bike lane fronting the site. A temporary pedestrian walkway will be established in the north side bike lane beside the construction staging area.

To maintain capacity on Wellesley Street East, the pavement markings will be realigned to maintain one lane of traffic in each direction and also the bike lane in each direction.

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.

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

CONTACT

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SIGNATURE

Kyp Perikleous
Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

1. Drawing No. 421G-2013, dated December 2015

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