



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – 50 Wellesley Street East

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:	Ts2016033te.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.

Plazacorp Investments Limited is constructing a 37-storey condominium at 50 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 in order to do their work.

Plazacorp Investments Limited also needs to close the south curb lane and sidewalk on Dundonald Street. This matter is dealt with in a companion report "Construction Staging Area – 31-35 Dundonald Street" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the sidewalk, a portion of the curb lane and bike lane on the north side of Wellesley Street East, between Yonge Street and Church Street, from December 1, 2015 to October 31, 2017.

2. City Council direct that Wellesley Street East be returned to its pre-construction traffic and parking regulations when the project is complete.
3. 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.
4. 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.

Financial Impact

There is no financial impact to the City. Plazacorp Investments Limited 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 \$129,000.00.

DECISION HISTORY

The Ontario Municipal Board, pursuant to its Orders issued on December 3, 2015, in relation to Board File No. PL141139, amended Zoning By-law No. 438-86, for the lands municipally known as 50 Wellesley Street East and 31-35 Dundonald Street. The site plan for this location is currently under review by City staff.

ISSUE BACKGROUND

Transportation Services has received an application from Plazacorp Investments Limited 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 Yonge Street and Church Street to provide a construction staging area for a 37-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 lane, 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 on Wellesley Street East. 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 traffic lanes will be realigned to maintain one 3.0 metre wide eastbound lane and one 3.9 metre wide westbound sharrow lane at all times. The separated bike lane on Wellesley Street East will be removed. To maintain the operation of the bike lanes on Wellesley Street East the bike lane will be realigned to maintain one 1.5 metre wide eastbound bike lane and one 3.9 metre wide westbound sharrow lane.

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-2014, dated December, 2015

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