

## **Construction Staging Area – 159 Wellesley Street East**

Date: April 7, 2017  
To: Toronto City Council  
From: Acting Director, Transportation Services, Toronto and East York District  
Wards: Ward 27, Toronto Centre - Rosedale

### **SUMMARY**

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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 36-storey residential condominium building at 159 Wellesley Street East. The site is located in the south-west quadrant of Wellesley Street East and Sherbourne Street.

Transportation Services is requesting approval to close the south sidewalk and portion of the eastbound curb lane on Wellesley Street East for a period of 31 months to enable construction of the above mentioned development.

### **RECOMMENDATIONS**

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The Acting Director, Transportation Services, Toronto and East York District recommends that:

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

## **FINANCIAL IMPACT**

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There is no financial impact on the City. Alterra 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 term of the closure, these fees will be approximately \$379,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on March 21, 2013, adopted item TE22.2 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86 for the lands at 159 Wellesley Street East. City Council, at its meeting on June 11, 2013 adopted item MM36.2 amending item TE22.2.

## **COMMENTS**

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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 4-level underground parking garage. Permanent vehicular access to the development will be provided from Wellesley Street East.

Developing this property means excavating the entire site to a depth of 13.7 metres. The applicant requires a construction staging area on Wellesley St East within the boulevard allowance and the eastbound curb lane and the boulevard allowance on the west side of Sherbourne Street to enable construction.

By way of background, the original option for construction staging areas for the subject development included lane occupations on both Wellesley Street East and Sherbourne Street. In order to minimize the impact on all road users, the applicant has revised the extent of the construction staging area for the subject development, which in its revised form includes no lane occupation on Sherbourne Street and a construction staging area on Wellesley Street East that maintains the existing traffic operation.

Wellesley Street East, in the vicinity of the site, is an east-west minor arterial road and consists of a four-lane (one eastbound vehicular lane; one westbound vehicular lane and bike lanes on both sides) cross-section on a pavement width of 12.1 metres. The TTC route No. 94 operates on this portion of Wellesley Street East.

The following regulations are in effect on the subject section of Wellesley Street East:

North side:

- "No Stopping, Anytime" between Yonge Street and Parliament Street.

South side:

- "No Stopping, Anytime" between Yonge Street and Parliament Street.

Construction staging operations on Sherbourne Street will take place within the existing boulevard allowance. Pedestrian operations will be maintained within a 1.5 metre wide covered walkway. With the proposed construction staging area in place, traffic operations on Sherbourne Street will remain unchanged.

Construction staging operations on Wellesley Street East will take place within the existing boulevard allowance and the eastbound curb lane on the south side of Wellesley Street East fronting the site. Subject to approval, 2.1 metres of the eastbound lane and south sidewalk on Wellesley Street East (between Sherbourne Street and a point 49.2 metres west of Sherbourne Street) will be closed.

Traffic lanes on Wellesley Street East will be realigned to maintain the existing traffic operations and will result in 3.5 metre wide eastbound and westbound through traffic lanes and 1.5 metre wide bike lanes on the north and south sides. The closure of the sidewalk will restrict pedestrian movements along the south side of Wellesley Street East from Sherbourne Street to a point 49.2 metres west of Sherbourne Street. In order to maintain the cycling lanes, a pedestrian walkway could not be accommodated. However, pedestrians will have the ability to safely cross the roadway at both Sherbourne Street and also Homewood Avenue as they are controlled by traffic control signals. The intersection of Homewood Avenue is located approximately 50 metres from the construction area. To ensure pedestrians are informed of this temporary sidewalk closure, appropriate advanced signage will be positioned at strategic locations to clearly inform pedestrians in the area. Warning signage will be posted at the signalized intersection of Homewood Avenue and Wellesley Street East. Warning signage will also be posted at the signalized intersection of Sherbourne Street and Wellesley Street East approximately 10 metres east of the sidewalk closure directing pedestrians to use north sidewalk on the Wellesley Street East.

To enhance traffic flow around the construction site, the existing stopping prohibition will remain at all times on the both sides of Wellesley Street East between Homewood Avenue and Sherbourne Street.

Transportation Services is satisfied that Alterra has looked at all options to alleviate congestion at this location.

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

## CONTACT

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Ann S. Khan, P.Eng.  
Manager, Traffic Operations  
Toronto and East York District  
Transportation Services  
Telephone: (416) 397-5021  
Fax: (416) 392-1920  
E-mail: [Ann.Khan@toronto.ca](mailto:Ann.Khan@toronto.ca)

## SIGNATURE

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Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## ATTACHMENTS

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Drawing No. 421G-2450, dated March, 2017

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