

Construction Staging Area Time Extension – 40 Wellesley Street East

Date: August 16, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 27, Toronto-Centre Rosedale

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 residential condominium building at 40 Wellesley Street East. The sidewalk and a portion of the westbound curb lane on the north side of Wellesley Street East fronting the site are currently closed to accommodate construction staging operations for the development.

City Council, at its meeting on February 3 and 4, 2016, approved the subject construction staging area on Wellesley Street East, from December, 2015 to October, 2017. Transportation Services is requesting approval to extend the duration of the subject construction staging area from November 1, 2017 to December 31, 2018 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 in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a number of construction delays due to inclement weather and an extended amount of time spent below grade undertaking ground water control and dewatering.

RECOMMENDATIONS

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

1. City Council approve the continuation of the closure of the sidewalk and a portion of the westbound curb 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 further east, from November 1, 2017 to December 31, 2018.

2. City Council approve the continuation of the temporary installation of a pedestrian crossover on Wellesley Street East at a point approximately 212.6 metres east of Yonge Street.
3. 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.
4. 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.
5. 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 \$33,500.00.

DECISION HISTORY

City Council, at its meeting on February 3 and 4, 2016, considered item TE13.42 and approved the closure of the sidewalk and a portion of the westbound curb 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.

COMMENTS

A mixed-use development consisting of a 35-storey condominium building is currently being constructed by Cresford Developments at 40 Wellesley Street East. The site is bounded by the existing residential uses (29 Dundonald Street) to the north, future under-construction residential development (50 Wellesley Street East) to the east, Wellesley Street East to the south and existing residential uses (22 Wellesley Street East) to the west.

The development, in its complete form, will consist of 337 dwelling units along with ground floor retail and a three-level underground parking garage. All permanent access to the development will be provided from Wellesley Street East.

The construction staging operations for the subject development take place within the road right-of-way on the north side of Wellesley Street East fronting the site. The construction staging area on Wellesley Street East fronting the site was approved by City Council from December 01, 2015 to October 31, 2017 and includes the closure of the north sidewalk and a portion of the westbound curb lane.

With the current construction staging area in place, Wellesley Street East in the immediate vicinity of the site operates as one eastbound and one westbound lane. A covered walkway has been established to maintain pedestrian movements on the north side of Wellesley Street East. Pedestrian operations on the south sidewalk are maintained. Bike operations on the north and south sides of Wellesley Street East fronting the site are maintained in the exclusive bike lanes.

To enhance traffic flow around the subject construction staging area, a stopping prohibition is in-effect on both sides of Wellesley Street East.

The developer has requested an extension of the duration of the construction staging area on Wellesley Street East in order to complete the construction of the development. Based on the information provided by the developer, the site has experienced a number of construction delays due to inclement weather and an extended amount of time spent below grade undertaking ground water control and dewatering.

The building has been constructed to the podium level and typical floor level construction has started. The developer has informed staff that although the majority of the construction staging activities are carried out within the site, the current construction staging area on Wellesley Street East is essential to continue with the development.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities for the development will be completed by December 31, 2018.

Finally, a review of the City's five-year major capital works program, at the time of writing 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 Cresford Developments has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

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

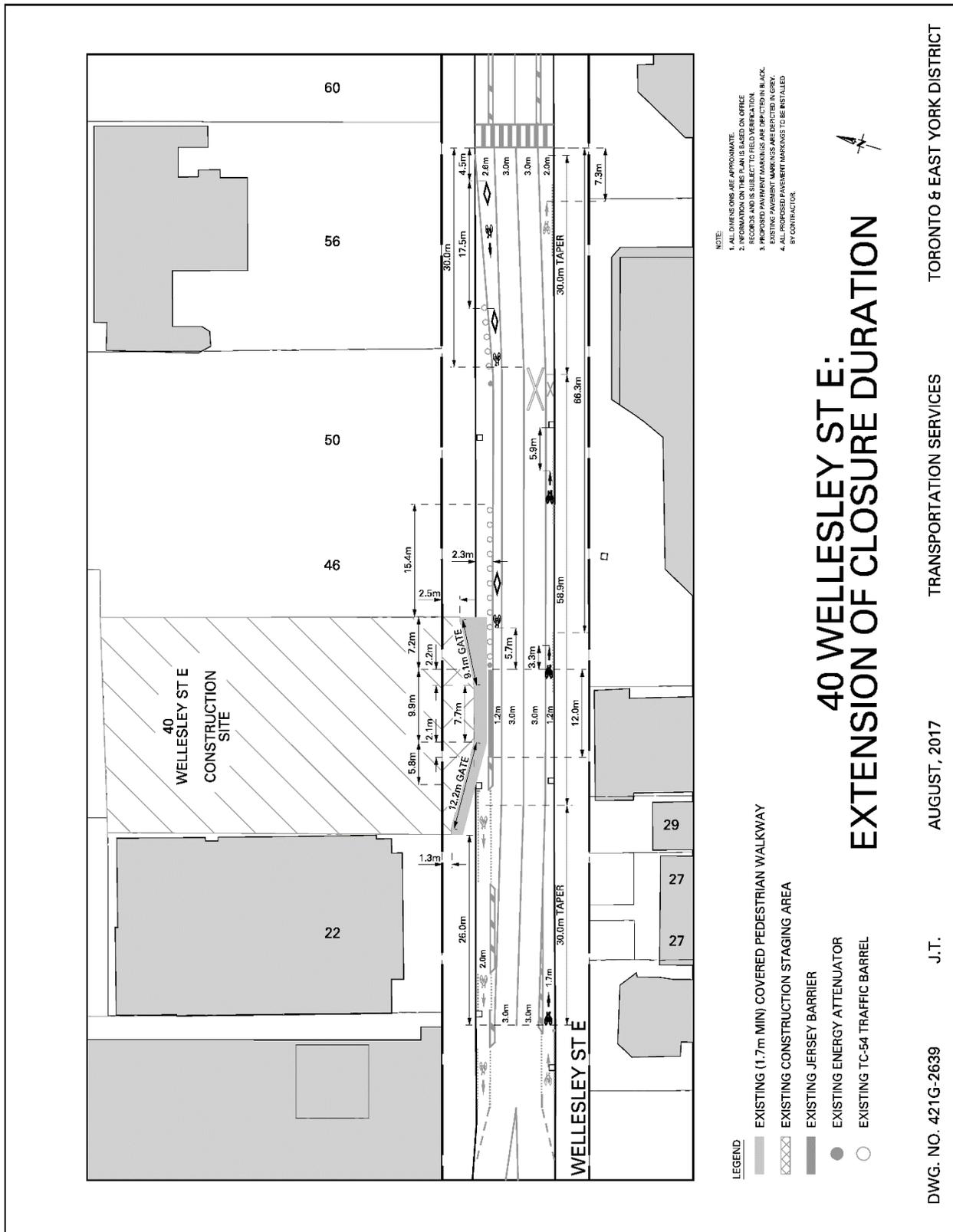
SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2639, dated August, 2017

P:\2017\Cluster B\TRA\2017165te.top.doc - nb



Construction Staging Area Time Extension - 40 Wellesley Street East