

## **Construction Staging Area Time Extension – 50 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:** Toronto-Centre Rosedale, Ward 27

### **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.

Plazacorp Investments Limited is constructing a 37-storey residential condominium building and 10 townhomes at 50 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 03 and 04, 2016, approved the subject construction staging area on Wellesley Street East, from December 01, 2015 to October 31, 2017. Transportation Service is requesting approval to extend the duration of the subject construction staging area from November 1, 2017 to April 30, 2019 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**

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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 Yonge Street and Church Street, from November 1, 2017 to April 30, 2019.

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 that Wellesley Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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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 \$92,500.00.

## **DECISION HISTORY**

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City Council, at its meeting on February 3 and 4, 2016 considered item TE13.43 and approved the closure of the sidewalk, bike lane and a portion of the westbound curb on the north side of Wellesley Street East, between Yonge Street and Church Street, from December 1, 2015 to October 31, 2017.

## **COMMENTS**

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A mixed-use development consisting of a 37-storey residential condominium building and 10 townhomes is currently being constructed by Plazacorp Investments Limited at 50 Wellesley Street East. The site is bounded by Dundonald Street to the north, Paul Kane House and Parkette (56 Wellesley Street East) to the east, Wellesley Street East to the south and future under-construction residential development (40 Wellesley Street East) to the west.

The development, in its complete form, will consist of 366 dwelling units and 10 townhomes 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 and Dundonald Street.

The construction staging operations for the subject development take place within the road right-of-way on the north side of Wellesley Street East. The construction staging area on Wellesley Street East fronting the site was approved by the 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 are maintained in the 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, an extended amount of time spent below grade undertaking ground water control, dewatering and excavation and shoring delays due to tree protection on the adjacent property.

The building has been constructed to the ground level and above ground construction leading to a 37-storey tower has started. 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.

Based on the detailed review of the construction activities and schedule undertaken by the developer, it is anticipated that the remaining construction activities requiring right-of-way occupation on Wellesley Street East will be completed by April 30, 2019.

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 Plazacorp Investments Limited 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**

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## **SIGNATURE**

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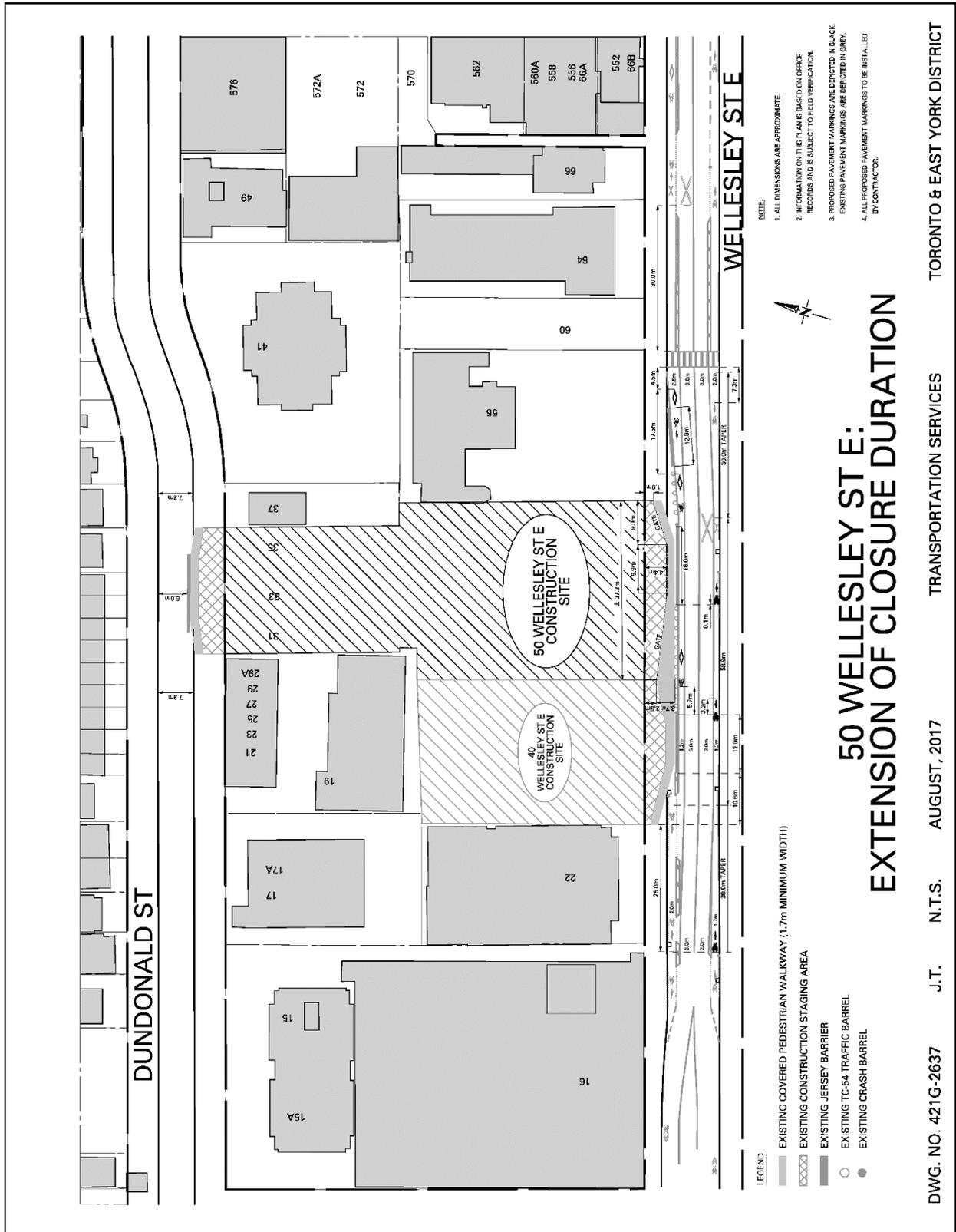
Dave Twaddle, C.E.T.  
Acting Director, Transportation Services  
Toronto and East York District

## **ATTACHMENTS**

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Drawing No. 421G-2637, dated August, 2017

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