

Construction Staging Area Time Extension – 81 Wellesley Street East

Date: March 29, 2019
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, 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.

Aragon Properties Ltd. is constructing a 28-storey residential condominium building at 81 Wellesley Street East. The site is located the south side of Wellesley Street East, between Church Street and Jarvis Street. The sidewalk, bike lane and a portion of the eastbound lane on the south 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 April 24, 25, 26 and 27, 2018, approved the subject construction staging area on Wellesley Street East, from May 1, 2018 to May 1, 2019. Transportation Services is requesting approval to extend the duration of the construction staging area on Wellesley Street East for an additional 24 months (i.e. from May 16, 2019 to April 30, 2021) 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, site has experienced a number of construction delays due to inclement weather, equipment breakdown, and site logistics due to size of the site and limited available space to manoeuvre equipment.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. City Council approve the continuation of the closure of the south sidewalk on Wellesley Street East, between a point 34 metres east of Church Street and a point 19.5 metres further east, from May 16, 2019 to April 30, 2021.

2. City Council approve the continuation of the closure of the bike lane and a portion of the eastbound curb lane on the south side of Wellesley Street East, between a point 11 metres east of Church Street and a point 68.5 meters further east and the provision of a temporary pedestrian walkway within the closed lane, from May 16, 2019 to April 30, 2021.
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 the applicant to continue sweeping the construction site daily and nightly, or more frequently as needed to be cleared of any construction debris and made safe.
6. City Council direct the applicant to continue pressure washing the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
7. City Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
8. City Council direct the applicant to continue consulting and communicating all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
9. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. 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. Aragon Properties Ltd. 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 proposed closures on Wellesley Street East these fees will be approximately \$134,000.00.

DECISION HISTORY

City Council, at its meeting on April 24, 25, 26 and 27, 2018, adopted item TE31.66 and in so doing, approved the closure of the south sidewalk, on Wellesley Street East between a point 34 metres east of Church Street and a point 19.5 metres further east and the bike lane and a portion of the eastbound curb lane on the south side of Wellesley Street East, between a point 11 metres east of Church Street and a point 68.5 metres further east, from May 1, 2018 to May 1, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.66>

COMMENTS

Development Proposal

A mixed-use development consisting of a 28-storey residential condominium building is currently being constructed by Aragon Properties Ltd. at 81 Wellesley Street East. The site is bounded by Wellesley Street East to the north, existing residential uses (85 Wellesley Street East) to the east, Wellspring Lane to the south and existing mixed-use land uses to the west (77 Wellesley Street East).

The development in its completed form, will consist of 179 dwelling units with a ground floor retail. A three-level underground parking garage will be constructed with permanent access from Wellesley Street East.

Based on the information provided by the developer and at the time of this report, the development has completed excavation and shoring activities.

Construction Staging Areas

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

To enhance traffic flow around the subject construction staging area, the existing stopping prohibition will remain in effect during all times on the both sides of Wellesley Street East, between Church Street and Jarvis Street.

Time Extension

By way of background, the developer originally requested a closure for 26 months to accommodate construction staging operations but Transportation Services only requested 12 months. Subsequently, staff would review the need for a time extension of the construction staging area.

A time extension for the existing construction staging area on Wellesley Street East is being requested to continue with above-grade 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, equipment breakdown, and site logistics due to size of the site and limited available space to manoeuvre equipment.

A detailed review of the construction activities and schedule has been undertaken by the developer and it is anticipated that the remaining construction activities requiring right-of-way occupation on Wellesley Street East will be completed by April 30, 2021.

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 Aragon Properties Ltd. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3363 dated March 2020

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