

Construction Staging Area Time Extension - 81 Wellesley Street East

Date: March 15, 2021
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto-Centre

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 on 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. Subsequently, City Council, at its meeting on December 17 and 18, 2019 approved extending the duration of the construction staging area on Wellesley Street East for an additional 24 months, until April 30, 2021 in order to complete the construction of the development.

The developer has requested an additional 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 labour shortages and availability of materials due to COVID-19.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Wellesley Street East for an additional 12 months (May 1, 2021 to April 30, 2022) in order to complete the construction of the development.

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 1, 2021 to April 30, 2022.
2. City Council approve the continuation of the closure of the bike lane and a portion of the eastbound 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 1, 2021 to April 30, 2022.
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 and/or the 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 \$70,000.00.

DECISION HISTORY

City Council, at its meeting on April 24, 25, 26 and 27, 2018, adopted item TE31.66 entitled "Construction Staging Area - 81 Wellesley Street East" 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 meters further east, from May 1, 2018 to May 1, 2019.

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

City Council, at its meeting on December 17 and 18, 2019, adopted Item TE11.29, entitled "Construction Staging Area Time Extension - 81 Wellesley Street East" to extend the closure of the sidewalk, bike lane and a portion of the eastbound curb lane, until April 30, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE11.29>

COMMENTS

Status of the Development

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.

The developer has advised that they have been delayed due to issues arising from labour shortages and availability of materials related to COVID-19.

At the time of this report major construction activities and associated timelines for the development are as follows:

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- Above grade forming is 50% complete and is scheduled to be completed by the end of 2021
- Building envelope has just started and is scheduled to be completed early 2022; and
- Interior finishes stage is scheduled to start in April 2021 and be completed by mid - 2022.

Construction Staging Area

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 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.

Construction staging operations on Wellesley Street East are currently taking place within the existing boulevard allowance, bike lane and the eastbound curb lane on the south side of Wellesley Street East fronting the site. The south sidewalk on Wellesley Street East is closed between a point 34 metres east of Church Street and a point 19.5 metres further east. Additionally, the south bike lane and a portion of the eastbound lane on Wellesley Street East are closed between a point 11 metres east of Church Street and a point 68.5 meters further east.

The two traffic lanes on Wellesley St E have been realigned and narrowed to 3 metres in width in order to maintain the south sidewalk and the east-west bike lanes.

Pedestrians operations on the south side of Wellesley Street East are maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the existing bike lane. Furthermore, bicyclists on the south side of Wellesley Street East are directed to a 1.2 metre wide bike lane within the closed portion of the eastbound lane.

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.

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

Finally, a review of the 2021 City's Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Wellesley Street East is not expected to conflict with the City's capital works projects.

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

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

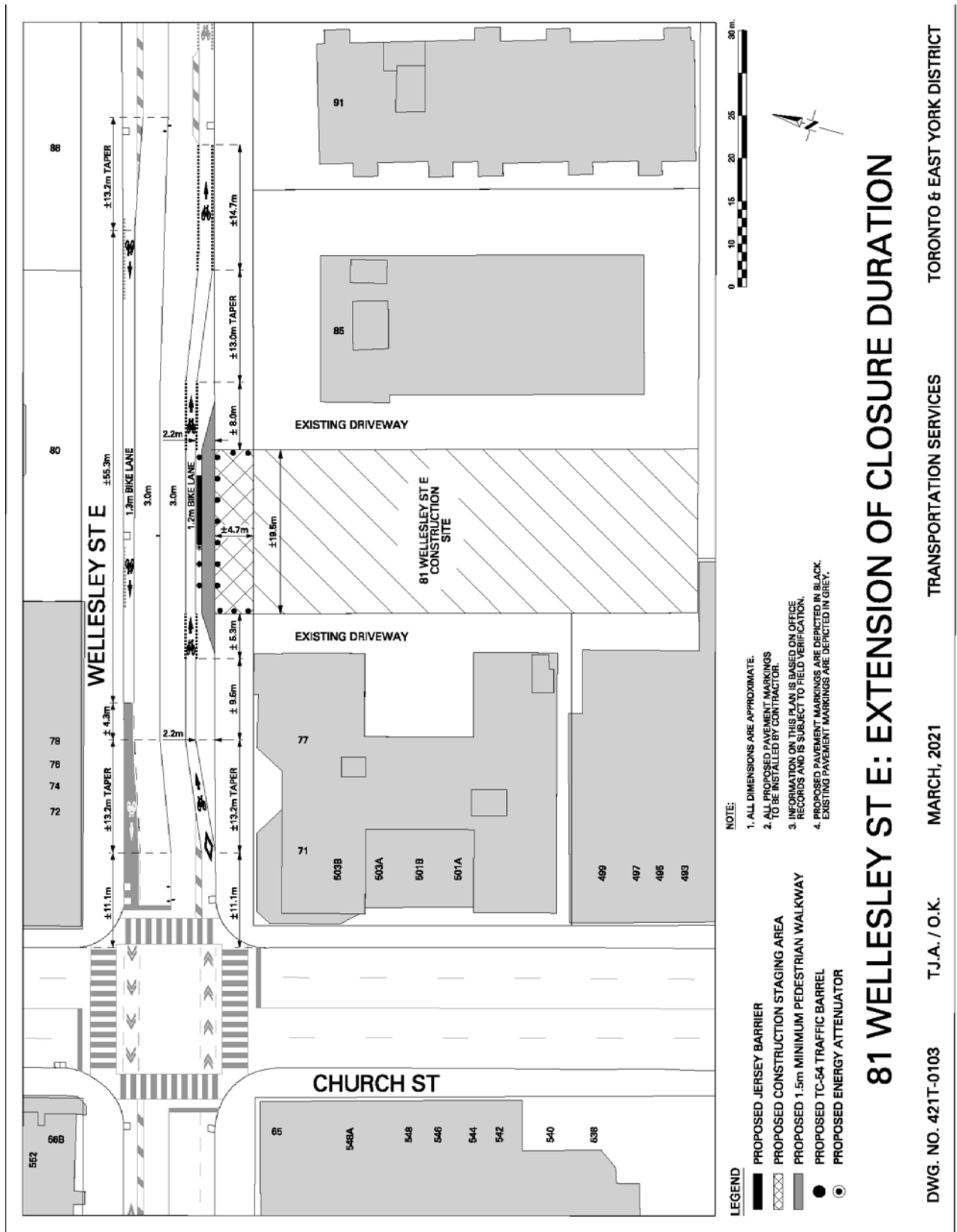
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SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Acting Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 81 Wellesley Street East



Construction Staging Area Time Extension - 81 Wellesley Street

