

Construction Staging Area - 6-16 Wellesley Street West and 5-7 St. Nicholas Street

Date: April 27, 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 West, City Council approval of this report is required. In addition, this report proposes the temporarily removal of the cycle track on the north side of Wellesley Street West abutting the development. Based on these conditions, this matter requires final approval by City Council.

Wellesley Street Nickolas Residences Limited Partnership is constructing a 55-storey residential development building at 6-16 Wellesley Street West and 5-7 St. Nicholas Street. The site is located on the north side of Wellesley Street West, west of Yonge Street between Bistro Lane and St. Nickolas Street.

Transportation Services is requesting authorization to close the north sidewalk and a 2.3-metre-wide portion of the eastbound curb lane/cycle track on Wellesley Street West, between Bistro Lane and St. Nickolas Street for a period of 54 months (i.e., July 1, 2021 to December 31, 2025) to accommodate a construction staging area. In addition, Transportation Services is requesting authorization to close St. Nickolas Street in its entirety, between Wellesley Street West and a point 43 metres north for a period of 54 months (i.e., July 1, 2021 to December 31, 2025) to accommodate a construction staging area.

The construction staging area on Wellesley Street West will result in the loss of one eastbound traffic lane that is currently designated as a cycle track. Wellesley Street West, in the immediate vicinity of the site, will continue to operate with one eastbound lane and one westbound lane. The cycle track on the north side will be removed, so cyclists and motorists will travel single file. Signs indicating "Shared Use Lane Single File" will be installed to reflect this. Pedestrian movements on the north side of Wellesley Street West will be maintained in a covered and protected walkway within the closed portion of the eastbound lane.

The construction staging area on St. Nicholas Street will require a full closure of St. Nicholas Street abutting the site. Currently there are no pedestrian facilities located on the east side of St. Nicholas Street. Pedestrians will be accommodated on the west side of the street within the existing sidewalk in its current configuration.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk and a 2.3-metre-wide portion of the eastbound curb lane on Wellesley Street West, between Bistro Lane and St. Nicholas Street, and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane from July 1, 2021 to December 31, 2025.
2. City Council authorize the closure of all of St. Nicholas Street, between Wellesley Street West and a point 43 metres north, from July 1, 2021 to December 31, 2025.
3. City Council rescind the existing designated cycle track on the north side of Wellesley Street West, between Yonge Street and a point 20 metres west of St. Nicholas Street.
4. City Council prohibit stopping at all times on the both sides of St. Nicholas Street, between Wellesley Street West and Phipps Street.
5. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
6. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
7. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
9. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
10. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

11. 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.
12. 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.
13. City Council direct the applicant to establish a construction management working group that meets monthly and invite local stakeholders including Transportation Services, Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, and local resident groups.
14. City Council direct that Wellesley Street West and St. Nicholas Street 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. Wellesley Street Nickolas Residences Limited Partnership 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 West and St. Nichols Street, these fees will be approximately \$1,500,000.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued March 17, 2020 in relation to Board Case No. PL180430, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 10-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street.

City Council, at its meeting on October 2 and 3, 2019, adopted Item CC10.9 entitled "Request for Directions - 10-16 Wellesley Street West, 5-7 St. Nicholas Street, and 586 Yonge Street"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC10.9>

COMMENTS

The Development and Timeline

A 55-storey residential building is being constructed by Wellesley Street Nickolas Residences Limited Partnership at 6-16 Wellesley Street West and 5-7 St. Nicholas Street. The site is bounded by an existing 6-storey building (9 St. Nicholas Street) to the

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north, Bistro Lane to the east, Wellesley Street West to the south and St. Nicholas Street to the west. The development, in its completed form, will consist of 599 dwelling units with ground-floor retail and a five-level underground parking garage for approximately 117 vehicles that will access the development from St. Nicholas Street.

Major construction activities and associated timelines for the development are described below:

- Demolition: July 2021 to October 2021
- Excavation and shoring: July 2021 to April 2022;
- Below grade formwork: April 2022 to October 2022;
- Above grade formwork: October 2022 to October 2024;
- Building envelope phase: December 2022 to December 2024; and
- Interior finishes stage: February 2022 to January 2025.

Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 20 metres from street level. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, occupation of the road right-of-way on Wellesley Street West and St. Nicholas Street are essential to set up construction staging operations for the development.

Construction staging areas will be set up within the road right-of-way on the north side of Wellesley Street West and the entire roadway of St. Nicholas Street for a period of 54 months.

Existing Conditions

Wellesley Street West is characterized by the following conditions:

- It is a 2-lane, east-west minor arterial roadway
- Cycle tracks are located on both sides of Wellesley Street West for eastbound and westbound traffic.
- It operates two-way traffic on a pavement width of approximately 7 metres, excluding the cycle tracks
- It has an unposted regulatory speed limit of 50 km/h
- There are sidewalks located on both sides of the street
- The TTC operates bus service (94A) on the subject section of Wellesley Street West
- No stopping regulations are in effect on both sides of Wellesley Street West within the subject road section

St. Nicholas Street is characterized by the following conditions:

- It is a 2-lane, north-south local roadway
- It operates two-way traffic on a pavement width of approximately 5 metres
- It has an unposted regulatory speed limit of 50 km/h
- There is a sidewalk located on the west side of the street only

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- No parking in laneway signs are currently posted on both sides of St. Nicholas Street in the subject area

Construction Staging Areas

The construction staging areas for the development have been proposed within the road right-of-way on the north side of Wellesley Street West and the entire roadway of St. Nicholas Street abutting the site.

Wellesley Street West

Construction staging operations on Wellesley Street West will take place within the existing boulevard allowance and the eastbound curb lane fronting the site. Subject to approval, the north sidewalk on Wellesley Street West will be closed, between Bistro Lane and St. Nicholas Street. Additionally, a 2.3-metre-wide portion of the eastbound curb lane on Wellesley Street West will be closed, between Bistro Lane and St. Nicholas Street, resulting in the loss of one eastbound lane, which is currently used for bicyclists in the form of a cycle track lane. The traffic lanes will be realigned to provide two 3.5 metre-wide-lanes for traffic in which the eastbound cyclists will be required to merge in with vehicular traffic. The cycle track on the south side of Wellesley Street West, opposite the development, will be maintained. However, to accommodate the required staging area on the north side of the street, it will be reduced in width to 1.5 metres. This will require removal of a portion of the existing concrete curb separating the vehicle lane from the cycle track and a smooth transition to be created. Delineation between the two lanes will be maintained by with pavement markings.

Pedestrian operations on the north side of Wellesley Street West will be maintained in a 1.7-metre-wide covered and protected walkway within the closed portion of the existing lane.

St. Nicholas Street

A second construction staging area is proposed on St. Nicholas Street abutting the site. Subject to approval, the entire roadway (5-metres-wide), will be closed between Wellesley Street West and a point 43 metres north. The proposed development encompasses the majority of the east side of St. Nicholas Street between Wellesley Street West and Phipps Street. There are no driveway accesses on the west side of St. Nicholas Street within the proposed closure. Access to St. Nicholas Street will be maintained from Phipps Street located just north of the closure. A sidewalk is currently located on the west side of St. Nicholas Street only and will be maintained in its current form.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, it is proposed that stopping be prohibited at all times on both sides of St. Nicholas Street, between Wellesley Street West and Phipps Street.

In order to ensure safety for pedestrians within Bistro Lane, temporary structures will be installed within a portion of the laneway. These structures will be installed to maintain vehicle access while providing a covered and protected walkway for pedestrians.

The proposed construction staging areas will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane and worker facilities.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging areas are not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Wellesley Street Nickolas Residences Limited Partnership has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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

CONTACT

Craig Cripps, Manager, Construction Coordination and Traffic Mitigation, Transportation Services, (416) 397-5020, Craig.Cripps@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Map - Construction Staging Area - 8 Wellesley Street West

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