

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

Date: May 5, 2023
To: Toronto and East York Community Council
From: 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.

Wellesley Street Nicholas 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. Nicholas Street. The north sidewalk and a 2.3-metre-wide portion of the westbound curb lane/cycle track on Wellesley Street West, between Bistro Lane and St. Nicholas Street is currently closed to accommodate construction staging operations for the development. In addition, St. Nicholas Street is closed in its entirety, between Wellesley Street West and a point 43 metres north.

City Council, at its meeting on May 11, 2022, approved the subject construction staging areas from July 1, 2022 to June 30, 2023. At the time, the developer indicated they would require the staging area for a total of 31 months, from July 1, 2022 to January 31, 2025.

As the previous permit was only approved for a 12-month period, the developer has requested an extension of the duration of the construction staging areas on Wellesley Street West and St. Nicholas Street in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging areas on Wellesley Street West and St. Nicholas Street for an additional 19 months, from July 1, 2023 to January 31, 2025, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the north sidewalk and a 2.3-metre-wide portion of the westbound 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, 2023 to January 31, 2025.
2. City Council authorize the continuation of the closure of all of St. Nicholas Street, between Wellesley Street West and a point 43 metres north, from July 1, 2023 to January 31, 2025.
3. City Council direct the applicant to pressure wash (or sweep during winter weather conditions) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
4. City Council direct the applicant to continue ensuring 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.
5. 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.
6. 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.
7. City Council direct the applicant to continue providing 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.
8. 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.
9. City Council direct the applicant to continue installing cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. 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.

11. 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.

12. City Council direct the applicant to continue construction management working group monthly meetings, and inviting local stakeholders including Transportation Services, Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, and local resident groups.

13. 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.

14. Toronto and East York Community Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, local residents' association, and Business Improvement Area Board of Management.

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 \$784,000.00.

DECISION HISTORY

At its meeting on May 11, 2022, City Council adopted item TE32.49, entitled "Construction Staging Area Time Extension - 6-16 Wellesley Street West and 5-7 St. Nicholas Street" and in so doing, authorized the continuation of the closure of the north sidewalk and a 2.3 metre-wide portion of the westbound curb lane/cycle track on Wellesley Street West between Bistro Lane and St. Nicholas Street. In addition, City Council authorized the continuation of the closure of St. Nicholas Street from Wellesley Street West to a point 43 metres north.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE32.49>

At its meeting of June 8, 2021, City Council adopted item TE25.32, entitled "Construction Staging Area - 6-16 Wellesley Street West and 5-7 St. Nicholas Street" and in so doing, authorized the closure of the north sidewalk and a 2.3 metre-wide portion of the westbound curb lane/cycle track on Wellesley Street West between Bistro Lane and St. Nicholas Street. In addition, City Council authorized the closure of St. Nicholas Street from Wellesley Street West to a point 43 metres north.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE25.32>

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,

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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

Status of the Development

A 55-storey residential building is being constructed by Nicholas 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 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:

- Above grade formwork: October 2022 to October 2024 (ongoing);
- Building envelope phase: December 2022 to December 2024 (ongoing); and
- Interior finishes stage: February 2023 to January 2025 (ongoing).

The developer originally requested a closure for 54 months to accommodate construction staging operations; however, City Council initially authorized a period of 12 months with the need for an additional time extension to be reviewed later. The developer has informed staff that due to the built form of the development and limited availability of space, all of the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the developer has requested an extension of the duration of the construction staging areas on Wellesley Street and St. Nicholas Street in order to complete the construction of the development. As the latest approval will end on June 30, 2023, a time extension of the existing construction staging areas is being requested from July 1, 2023 to January 31, 2025.

Construction Staging Areas

Wellesley Street West

Construction staging operations on Wellesley Street West has been set-up within the existing boulevard allowance and the westbound curb lane fronting the site. The north sidewalk on Wellesley Street West is closed, between Bistro Lane and St. Nicholas Street. Additionally, a 2.3-metre-wide portion of the westbound curb lane/cycle track lane on Wellesley Street West is closed, between Bistro Lane and St. Nicholas Street.

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The traffic lanes were realigned to provide two 3.5 metre-wide-lanes for traffic in which the westbound cyclists are required to merge in with vehicular traffic. The cycle track on the south side of Wellesley Street West, opposite the development, is maintained; however, to accommodate the required staging area on the north side of the street, it is reduced in width to 1.5 metres. This required removal of a portion of the existing concrete curb separating the vehicle lane from the cycle track, and a smooth transition was created. Delineation between the two lanes is maintained with pavement markings.

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

St. Nicholas Street

St. Nicholas Street is closed between Wellesley Street West and a point 43 metres north. Access to St. Nicholas Street is 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 is 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, stopping is 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 were installed within a portion of the laneway. These structures were installed to maintain vehicle access while providing a covered and protected walkway for pedestrians.

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

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 extension of the duration of the construction staging areas is not expected to conflict with the City's capital works projects.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 6-16 Wellesley Street West and 5-7
St. Nicholas Street

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