

# TORONTO STAFF REPORT

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September 27, 2004

To: Toronto and East York Community Council

From: Director, Transportation Services South District

Subject: Premises No. 263 Wellington Street West - Temporary Road Occupation to Accommodate Construction Staging Area  
(Trinity-Spadina, Ward 20)

Purpose:

The purpose of this report is to establish a construction staging area within the road allowance on Wellington Street West to facilitate the Eastway Construction and Supplies Ltd. development incorporating Premises No. 263 Wellington Street West.

Financial Implications and Impact Statement:

All costs associated with this proposal will be borne by the developer.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a fourteen-storey residential condominium at a site on Wellington Street West, the sidewalk and the two south side lanes on Wellington Street West, between Windsor Street and Blue Jays Way, be closed to vehicular traffic for a period of approximately eighteen months;
- (2) stopping be prohibited at any time on the south side of Wellington Street West, between Windsor Street and a point approximately 50.0 metres west;
- (3) upon completion of this project, Wellington Street West, between Windsor Street and Blue Jays Way, revert to its pre-construction traffic operation; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

Comments:

Transportation Services has received an application from Eastway Construction and Supplies Ltd. for permission to temporarily occupy the sidewalk and the two south side lanes on Wellington Street West, between a point approximately 23.0 metres east of Windsor Street and a point approximately 26 metres further west, as shown on Drawing No. 421F-7585, dated September 2004, to facilitate a covered pedestrian walkway and construction staging area for the construction of an fourteen-storey residential condominium on the south side of Wellington Street West, known as Premises No. 263 Wellington Street West.

The subject portion of Wellington Street West currently operates one-way in the westbound direction with on-street parking permitted on the north side during off-peak hours. The south side curb lane is currently closed to traffic, and will be used for construction staging. The next adjacent lane will be closed to traffic and used for the covered pedestrian walkway. It is recommended that "No Stopping" be implemented on the south side of Wellington Street West, between Windsor Street and a point approximately 50.0 metres west to maintain traffic flow. The impact on traffic operations in the immediate area is expected to be minimal.

Trinity-Spadina, Ward 20 Councillor Olivia Chow has been advised of this proposal. Transportation Services will monitor this site and the surrounding area and report back to Community Council regarding any operational modifications that may become necessary. City of Toronto Municipal Code Chapter 937-2 grants authority to the Commissioner of Works and Emergency Services to issue full or partial road closure permits for periods up to 30 days in connection with private construction. In considering that this proposed closure is to be in effect for approximately eighteen months, we are advising Toronto and East York Community Council of the intended road occupation.

Conclusion:

The right-of-way occupation mentioned above will cause minor disruption/inconvenience in the immediate area, which is normal with any construction project of this magnitude. It should be noted, however, that every effort will be made to minimize this disruption. With respect to noise, the applicant is required to comply with the provisions of Chapter 241 (Noise) of the City of Toronto Municipal Code.

Contact:

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Director  
RJR/

List of Attachments:

Drawing No. 421F-7585, dated September 2004