



STAFF REPORT ACTION REQUIRED

60 Richmond Street East - Closure for Construction

Date:	August 15, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts07183.te.top.doc

SUMMARY

Bird Construction Company is building a 12-storey housing cooperative at 60 Richmond Street East, on the north side of the road, between Berti Street and Church Street. For this reason, Transportation Services must close the curb lane on Richmond Street East in front of the property for 15 months, beginning September 1, 2007.

Occupation of the north side curb lane on Richmond Street East will result in reduced vehicle capacity during the morning peak period. The 143 Downtown/Beach and 144 Downtown/Don Valley Express bus routes may experience increased delays during this period. Also, four pay-and-display parking spaces will have to be removed during construction. Pedestrians will be accommodated through a protected walkway within the staging area. Existing access to the EMS station on Berti Street will be maintained.

Transportation Services must also close the following, during the same time period:

1. the east sidewalk on Berti Street on the flank of the property; and
2. the laneway at the rear of the property.

This issue is dealt with in a companion report "Berti Street – Closure for Construction" requiring Toronto and East York Community Council approval.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. close the curb lane on the north side of Richmond Street East, between Berti Street and a point 75 metres further east, for 15 months, from September 1, 2007 to November 30, 2008;
2. during this period, remove the existing Pay and Display parking regulations on the north side of Richmond Street East, between Berti Street and Church Street; and
3. return Richmond Street East to its pre-construction traffic condition when the project is completed.

Financial Impact

There is no financial impact on the City. Bird Construction Company will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from Bird Construction Company for a temporary occupation of the road allowance in order to provide a staging area to construct a 12-storey housing cooperative at 60 Richmond Street East.

Specifically, we have been requested to close the following for 15 months, beginning September 1, 2007:

1. the curb lane on Richmond Street East in front of the property;
2. the east sidewalk on Berti Street on the flank of the property; and
3. the laneway at the rear of the property.

Chapter 937-2 of the Municipal Code authorizes staff to issue road closure permits of up to 30 days for private construction. This closure will be in effect for 15 months and needs City Council and Community Council's approval, respectively.

COMMENTS

Richmond Street East is a 12.8 metre wide, four-lane major arterial roadway operating one-way westbound. Stopping is prohibited from 7:30 a.m. to 9:30 a.m., Monday to Friday, on the north side of Richmond Street East, between Berti Street and Church Street. Also, there is pay-and-display parking on this section of Richmond Street East. The 143 Downtown/Beach and 144 Downtown/Don Valley Express bus routes operate on Richmond Street West.

Reasons for the partial road closure

Developing this property means building to the lot line on all sides. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on Richmond Street East, Berti Street and the laneway running east from Berti Street, north of Richmond Street East, as described above.

Occupation of the north side curb lane on Richmond Street East will result in reduced vehicle capacity during the morning peak period. The 143 Downtown/Beach and 144 Downtown/Don Valley Express bus routes may experience increased delays during this period. Also, four pay-and-display parking spaces will have to be removed during construction. Pedestrians will be accommodated through a protected walkway within the staging area. Existing access to the EMS station on Berti Street will be maintained. Attached Drawing No. 21F-9044 depicts the proposed staging area.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
Director, Transportation Services

ATTACHMENTS

Attachment 1: Drawing No. 421F-9044, dated August 2007

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