



STAFF REPORT ACTION REQUIRED

Richmond Street East - Lane and Sidewalk Closure for Construction

Date:	March 6, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts08049te.top.doc

SUMMARY

59 Project Management Inc. is building a 12-storey condominium at 127-129 Queen Street East. For this reason, Transportation Services must close the sidewalk and curb lane on the north side of Richmond Street East for 18 months.

RECOMMENDATIONS

Transportation Services recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the north side of Richmond Street East, between a point 36.2 metres west of Jarvis Street and a point 45.6 metres west of Jarvis Street for 18 months, from April 30, 2008 to September 30, 2009.
2. During this period, implement No Stopping Anytime on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
3. During this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m. Monday to Friday, except Public Holidays” regulation on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
4. During this period, remove the existing “No Parking Anytime” regulation on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.

5. Return Richmond Street East to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. 59 Project Management Inc. will bear the costs.

ISSUE BACKGROUND

Transportation Services has received an application from 59 Project Management Inc. for a temporary sidewalk closure and curb lane closure on the north side of Richmond Street East, between a point 36.2 metres west of Jarvis Street and a point 45.6 metres west of Jarvis Street, to use as construction staging areas to construct this development. 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 18 months and needs City Council's approval.

COMMENTS

Richmond Street East, between a point 36.2 metres west of Jarvis Street and a point 45.6 metres west of Jarvis Street, is an arterial street that operates one-way with four lanes in the westbound direction. There is an existing "No Stopping, 7:30 a.m. to 9:30 a.m. Monday to Friday except Public Holidays" regulation on both sides of the street and a "No Parking Anytime" regulation on the north side. The T.T.C. No. 141, 143 and 144 Express bus routes use this portion of Richmond Street East.

Reasons for the partial road closure

Developing this property means excavating the entire site to a depth of two stories. That makes it impossible to build from private property alone. The applicant needs a construction staging area within the road allowance on the north side of Richmond Street East. Pedestrians will be diverted to a temporary walkway adjacent to the construction staging area on Richmond Street East. The south sidewalk is not affected by this proposal.

CONTACT

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SIGNATURE

Andrew Koropeski, P.Eng.
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ATTACHMENTS

Attachment 1: Drawing No. 421F-9224, dated March 2008
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