



STAFF REPORT ACTION REQUIRED

Construction Staging Area – Richmond Street West (for No. 117 Peter Street)

Date:	October 10, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Spadina, Ward 20
Reference Number:	Ts2012191te.top.doc

SUMMARY

Transportation Services is requesting authority to temporarily close a section of the south sidewalk and curb lane on Richmond Street West and establish a temporary pedestrian walkway in the closed lane.

Tucker HiRise Construction is constructing a 36-storey building at No. 117 Peter Street. The proposed construction staging area for this development flanks onto Richmond Street West. This project requires a temporary sidewalk and lane closure for a period of 33 months to enable construction to proceed. This will reduce Richmond Street West to three lanes in the vicinity of the construction staging area.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the south sidewalk and curb lane of Richmond Street West, between Peter Street and a point 48 metres east, from December 1, 2012 to August 31, 2015.
2. City Council approve the implementation of a "No Stopping Anytime" regulation on the south side of Richmond Street West, between Peter Street and a point 48 metres east, from December 1, 2012 to August 31, 2015.
3. City Council adjust the existing "No Stopping, 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays" regulation on the south side of Richmond Street West, between Peter Street and a point 131.8 metres west of Sheppard Street, to

- be in effect from a point 48 metres east of Peter Street to a point 131.8 metres west of Sheppard Street, from December 1, 2012 to August 31, 2015.
4. City Council adjust the existing "No Stopping, 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays" regulation on the south side of Richmond Street West, between Spadina Avenue and a point 131.8 metres west of Sheppard Street, to be in effect from Spadina Avenue to Peter Street and from a point 48 metres east of Peter Street to a point 131.8 metres west of Sheppard Street, from December 1, 2012 to August 31, 2015.
 5. City Council adjust the existing "No Standing, 2:00 a.m. to 6:00 a.m., Friday through Monday" regulation on the south side of Richmond Street West, between Spadina Avenue and a point 44.5 metres west of John Street, to be in effect from Spadina Avenue to Peter Street and from a point 48 metres east of Peter Street to a point 44.5 metres west of John Street, from December 1, 2012 to August 31, 2015.
 6. City Council adjust the existing "No Parking Anytime" regulation on the south side of Richmond Street West, between John Street and a point 59 metres east of Brant Street, to be in effect from John Street to a point 48 metres east of Peter Street and from Peter Street to a point 59 metres east of Brant Street, from December 1, 2012 to August 31, 2015.
 7. Direct that Richmond Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

Financial Impact

There is no financial impact on the City. Tucker HiRise Construction 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 closure, these fees will be approximately \$37,300.00.

DECISION HISTORY

With respect to lands known as No. 117 Street, on May 19, 2011 City Council amended General Zoning By-law No. 438-86. The site plan is currently being reviewed by City staff.

ISSUE BACKGROUND

Transportation Services has received an application from Tucker HiRise Construction for a temporary closure of the south sidewalk and curb lane of Richmond Street West, between Peter Street and a point 48 metres east. 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 33 months and needs City Council approval.

COMMENTS

No. 117 Peter Street is located on the south-east corner of the intersection of Richmond Street West and Peter Street. In this area, Richmond Street West is a four-lane, one-way westbound major arterial roadway.

Parking is prohibited on the south side of Richmond Street West at all times and stopping is prohibited during the morning and afternoon weekday peak periods, in the vicinity of the proposed staging area. Also, standing is prohibited overnight on weekends on the south side. TTC Nos. 141, 143, 144 and 145 Downtown Express bus routes operate on this section of Richmond Street West.

The proposed construction staging area will require closing the south side curb lane and sidewalk. This will reduce Richmond Street West to three lanes in the vicinity of the staging area. A pedestrian walkway will be established in the closed south curb lane. Stopping will be prohibited on the south side of Richmond Street West in the vicinity of the construction staging area.

Also, the east side curb lane on Peter Street, in the vicinity of No. 117 Peter Street, will be occupied during the weekday off-peak periods, from December 1, 2012 to August 31, 2013. This occupation does not require Toronto and East York Community Council approval since it is not continuous.

Reasons for the partial road closure

Developing this property means excavating the entire site. The applicant needs a construction staging area within the road allowance in order to construct the building.

The Ward Councillor has been advised about this application.

CONTACT

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SIGNATURE

Jacqueline White, P.Eng.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

(1) Drawing No. 421G-0867, dated October 2012

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