

## **Construction Staging - 25 Richmond Street East - Supplementary Report**

**Date:** December 12, 2016  
**To:** City Council  
**From:** General Manager, Transportation Services  
**Wards:** Ward 28, Toronto Centre – Rosedale  
**Reference:** P:\2016\Cluster B\TRA\Toronto and East York  
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### **SUMMARY**

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Tucker HiRise Construction Inc. is constructing a 45-storey residential building at 25 Richmond Street East, on the southeast corner of Richmond Street East and Victoria Street. To enable construction, the applicant requested approval to close the south curb lane and the south sidewalk on Richmond Street and occupy it for construction staging for a period of three years.

The purpose of this report is to respond to a request from City Council on October 5, 2016 to report back directly to City Council on the possibility of removing the proposed construction staging on the arterial road and an analysis of the traffic impacts that the lane closure on the arterial road would have on all road users.

Following discussions with the developer, they have proposed a revised traffic management plan whereby they require occupation of the south sidewalk only for the three year period, along with temporary closures of a short length of the south curb lane during weekday off-peak periods to enable material deliveries. An alternative pedestrian route on the north side of Richmond Street would be clearly signed. There is currently parking allowed in the south side curb lane during the off-peak and as such, the developer's proposal would have minimal to no impact on the traffic capacity of Richmond Street East.

### **RECOMMENDATIONS**

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The General Manager, Transportation Services recommends that:

1. City Council approve the closure of the sidewalk on the south side of Richmond Street East, from Victoria Street and a point 57.7 metres east of Victoria Street, from May 1, 2017 to December 31, 2019.

2. City Council rescind the existing "Pay & Display" regulation on the south side of Richmond Street East, from a point 37 metres east of Victoria Street to a point 20.7 metres further east.
3. City Council rescind the existing "Commercial Loading Zone" regulation on the south side of Richmond Street East, between a point 61 metres east of Victoria Street and a point 25 metres further east.
4. City Council enact a "No Stopping Anytime" regulation on south side of Richmond Street East, between Victoria Street and a point 90.8 metres east of Victoria Street.
5. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently displayed and legible from 20 metres and on all elevations from the construction site.
6. City Council direct the applicant to provide and install public art, including mural artwork, on every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
7. City Council direct that Richmond Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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Tucker HiRise is responsible for all costs, including the payment of fees to the City for occupancy of the right of way. Based on the area enclosed and term of closure, these fees will be approximately \$40,835.82.

## **DECISION HISTORY**

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At its meeting of October 5, 2016, City Council considered item TE18.56, which was recommending the closure of the south curb lane on Richmond Street East, between Church Street and Victoria Street for the development of 25 Richmond Street East. After consideration, City Council deferred the item and requested the Acting General Manager, Transportation Services to report directly to Council on December 13, 2016 on:

- a) a revised construction staging proposal from the developer which eliminates the arterial lane closures; and
- b) a full analysis of the transportation impacts of any proposed arterial lane closures, in both directions, by time of day, of the lane closure requested in Item TE18.56, for all modes of transportation including pedestrians, cyclists, transit and vehicles.

The Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.56>

## COMMENTS

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Tucker HiRise Construction Inc. is constructing a 45-storey residential building at 25 Richmond Street East, on the southeast corner of Richmond Street East and Victoria Street.

Richmond Street East, between Victoria Street and Church Street, currently operates one-way with three lanes in the westbound direction and a separated cycle track on the north side. The T.T.C. No. 143 and 144 Express bus routes use this portion of Richmond Street East. Currently there are peak period "No Stopping" regulations in place between the hours of 7:30 a.m. and 9:30 a.m. and between 3:30 p.m. and 6:30 p.m.

Transportation Services staff have met with the developer, their transportation consultant and contractor to discuss what potential options could be considered to mitigate the impact that their requested curb lane closure would have on all road users.

Originally, the proposed traffic management plan during construction included a closure of the south sidewalk and a 24/7 lane occupation of the westbound south side curb lane on Richmond Street East to facilitate construction staging needs. Pedestrian access on Richmond Street East was proposed to be provided through a covered pedestrian walkway positioned in the roadway and construction staging situated between the development site and the covered walkway. The lane occupation was proposed to be in place for a period of approximately 3 years.

After negotiations with the developer and their traffic consultant, a revised traffic management plan for the development site now proposes a full closure of the existing boulevard area on the south side, including the sidewalk along the Richmond Street East frontage of the site. This area would be designated as the primary construction staging area to facilitate construction vehicle staging and other construction logistic needs. Under the revised traffic management plan, lane occupation of the south side curb lane would be required during weekday off-peak hours only, in order to facilitate construction material deliveries.

Given the physical area constraints related to the site and the space required to manoeuvre construction vehicles, the entire boulevard area of approximately 3.6 metres (measured from the property boundary to the curb face) will be required. As a result, pedestrian access along the Richmond Street East frontage is proposed to be removed during construction.

To ensure pedestrians are informed of this interim condition, appropriate warning signage would be positioned at strategic locations to clearly inform pedestrians in the area of the sidewalk closure. Warning signage would be posted at both signalized intersections of Richmond Street East / Victoria Street and Richmond Street East /

Church Street, directing pedestrians travelling east or west along Richmond Street East to cross to the north side of Richmond Street East at these intersections and use the north side sidewalk. The southbound side of this block of Richmond Street East has minimal pedestrian origins or destinations and so the impact of the sidewalk closure is expected to be minimal.

In place of the previously proposed 24/7 south side curb lane closure, the developer has agreed to limit their roadway occupation to daily use of the west bound south side curb lane from 5:30 a.m. to 7:30 a.m. and 9:30 a.m. to 5:00 p.m., Monday to Friday beginning May 1<sup>st</sup>, 2017. This time period and occupation is critical to allow for material deliveries, such as steel, for that day's site work.

The revised occupation period being proposed would ensure that the lane is open for traffic use during peak periods, with the morning time period mirroring the existing parking and no-stopping regulations. This would result in no change to the existing number of lanes available to traffic in the peak period so the revised proposal is anticipated to have minimal to no impact on the traffic capacity of Richmond Street East. Recognizing that Richmond Street East is a crucial access to the downtown in the morning peak period, the developer has committed to contractual obligations on the construction team to ensure they vacate the westbound travel lane by 7:30 a.m.

Councillor Pam McConnell's office has been advised of these recommendations.

## **CONTACT**

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## **SIGNATURE**

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Ashley Curtis,  
Acting Deputy General Manager, Transportation Services

## **ATTACHMENTS**

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Attachment 1: 25 Richmond Street East: Proposed Construction Staging Area

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