



STAFF REPORT ACTION REQUIRED

Construction Staging Area – 25 Richmond Street East

Date:	August 17, 2016
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Toronto-Centre Rosedale, Ward 28
Reference Number:	Ts2016164te.top.doc

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Richmond Street East, City Council approval of this report is required.

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. They need to close the south side sidewalk and a south side curb lane of Richmond Street East to accommodate their construction staging area.

Transportation Services is requesting approval to close the south side sidewalk and the south side curb lane of Richmond Street East, from Victoria Street to a point 57.7 metres east of Victoria Street, to accommodate the construction staging area.

Tucker HiRise Construction Inc. also needs to close the south sidewalk and curb lane on Lombard Street. This matter is being dealt with in a companion report "Construction Staging Area – Lombard Street" that will be considered at Toronto and East York Community Council.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and a portion of the street on the South side of Richmond Street East, from Victoria Street and a point 57.7 metres east of Victoria Street, from November 1, 2016 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 and a point 20.7 metres further east.
3. City Council rescind the existing "No Parking Anytime" regulation on the south side of Richmond Street East, between Victoria Street and a point 101 metres east of Victoria Street.
4. City Council enact a "No Stopping Anytime" regulation on south side of Richmond Street East, between Victoria Street and a point 101 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 placed 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

There is no financial impact to the City. Tucker HiRise Construction Inc. 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 \$465,000.00.

DECISION HISTORY

This item was considered by the Toronto and East York Community Council on February 18, 2015 and adopted without amendment. City Council adopted this item on March 31, 2015 without amendments and without debate.

ISSUE BACKGROUND

Transportation Services has received an application from Tucker HiRise Inc. for a temporary closure of the south side sidewalk and a south side curb lane of Richmond Street East, from Victoria Street and a point 57.7 metres east of Victoria Street.

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 38 months and needs approval from City Council.

COMMENTS

Richmond Street East, between Victoria Street and Church Street, currently operates one-way with three lanes in the westbound direction and also operates a separated cycle track on the north side lane. The T.T.C. No. 143 and 144 Express bus routes use this portion of Richmond Street East. This proposed construction staging application will temporary reduce Richmond Street East to 2 lanes in the westbound direction and still maintain the cycle track on the north side lane.

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 proposed construction staging area will require the temporary closure of the south sidewalk and the south portion of the street fronting the site. A temporary pedestrian walkway will be established in the south portion of the street beside the construction staging area. Three Pay & Display parking spaces will have to be removed on the south side of the street. The applicant will be responsible for paying the lost revenue to the Toronto Parking Authority. The removal of these parking spaces will not adversely affect the available parking spaces in the area for overnight permit parking holders.

This start date will be subject to the current Capital Works Project that is ongoing on Richmond Street East being fully completed. The Staging Area permit will be issued when above is completed.

Councillor Pam McConnell has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

LIST OF ATTACHMENTS

1. Drawing No. 421G-2211, dated August 2016

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