



**STAFF REPORT
ACTION REQUIRED**

Construction Staging Area – Richmond Street West

Date:	August 12, 2016
To:	Toronto and East York Community Council
From:	Acting Director, Transportation Services, Toronto and East York District
Wards:	Trinity-Niagara, Ward 20
Reference Number:	Ts2016161te.top.doc

SUMMARY

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

Transportation Services is requesting a closure of the north sidewalk, cycle track and curb lane on Richmond Street West and to establish a temporary cycle track and pedestrian walkway in the north curb lane on Richmond Street West. The Harlow Inc. is building a 14-storey condominium with ground floor retail and a 4 level underground parking facility at 604-618 Richmond Street West, located on the north side of Richmond Street West between Portland Street and Bathurst Street. To enable construction, the applicant requires the aforementioned closures.

RECOMMENDATIONS

Transportation Services, Toronto and East York District recommend that:

1. City Council approve the closure of the north sidewalk, cycle track and curb lane on Richmond Street West, fronting 604-618 Richmond Street West for 24 months, from September 8, 2016 to August 31, 2018, as shown on Drawing No. 421G-2121 attached to the report dated April 28, 2016, entitled, “Construction Staging Area – Richmond Street West”, from the Acting Director, Transportation Services, Toronto and East York District.
2. 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.

3. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
4. City Council direct that Richmond Street West be returned to its pre-construction parking and traffic regulations when the project is completed.

Financial Impact

There is no financial impact on the City. The Harlow 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 term of the closure, these fees will be approximately \$230,000.00

DECISION HISTORY

City Council, at its meeting on August 25, 2014, adopted Item TE34.35 of the Toronto and East York Community Council to amend the zoning bylaw regarding 604-618 Richmond Street West.

ISSUE BACKGROUND

Transportation Services has received an application from The Harlow Inc. requesting a temporary closure of the north sidewalk, cycle track and curb lane on Richmond Street West to use as a construction staging area to construct a condominium with ground floor retail shops at this site.

COMMENTS

Richmond Street West between Portland Street and Bathurst Street is a major arterial road and operates two lanes westbound on a pavement width of 11.0 metres. Stopping anytime is prohibited on the north side of the street fronting the site. A westbound cycle track exists on the north side of the street and Pay and Display parking operates in a layby on the south side of the street. TTC operates on Richmond Street West and thus the temporary closure requires City Council's approval.

Developing this property requires excavating the entire site to accommodate four levels of underground parking. The applicant requires a construction staging area within the road allowance on the north side of Richmond Street West to enable construction.

If the construction staging area is approved, the north sidewalk, cycle track and curb lane on Richmond Street West will be closed and a temporary cycle track and protected covered pedestrian walkway will be established within the closed north curb lane. Traffic on Richmond Street West will be reduced from two westbound lanes to one westbound lane. The remaining width will maintain one 3.3 metre wide eastbound lane and one 2.0 metre wide cycle track at all times. TTC operates bus route 145 during the morning and afternoon peak periods. Some traffic delays are expected during peak afternoon rush hour periods.

TTC staff has been consulted and have no objections.

Councillor Joe Cressy has been advised of the recommendations of this staff report.

CONTACT

Ann S. Khan, P. Eng.
Manager, Traffic Operations
Toronto and East York District
Transportation Services
Telephone: (416) 397-5021
Fax: (416) 392-1920
E-mail: akhan5@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Drawing No. 421G-2121, dated April 2016

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