

Construction Staging Area – 324-332 Richmond Street West

Date: May 15, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 20, Trinity-Spadina

SUMMARY

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

Petaluma Building Group is constructing a 25-storey residential condominium building at 324-332 Richmond Street West, located on the north side of Richmond Street West between John Street and Peter Street.

Transportation Services is requesting approval to close the sidewalk, bike lane and curb lane on the north side of Richmond Street West for a period of 21 months in order to enable construction of the above mentioned development. Pedestrian and bicycle operations will be maintained within the closed portion of the existing bike lane and curb lane on Richmond Street West.

RECOMMENDATIONS

The Acting Director, Transportation Services, Toronto and East York District recommends that:

1. City Council approve the closure of the north sidewalk on Richmond Street West, between a point 36 metres east of Peter Street and a point 48 metres further east from July 10, 2017 to March 31, 2019.
2. City Council approve the closure of the north bike lane and curb lane on Richmond Street West, between a point 16.5 metres east of Peter Street and a point 92 metres further east and the provision of a protected bike lane and sidewalk within the closed north side curb lane from July 10, 2017 to March 31, 2019.
3. 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.

4. 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.
5. City Council direct that Richmond Street West be returned to its pre-construction traffic regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no financial impact on the City. Petaluma Building Group 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 \$248,500.00.

DECISION HISTORY

City Council at its meeting on August 25, 2014, adopted Item TE34.15 of the Toronto and East York Community Council to amend Zoning By-law 438-86 regarding 324, 326, 328 and 332 Richmond Street West.

COMMENTS

A 25-storey residential condominium building will be constructed at 324-332 Richmond Street West. The site is bounded by a public laneway to the north, existing residential uses to the east (322 Richmond Street West), Richmond Street West to the south and existing commercial uses to the west (340 Richmond Street West).

The mixed-use development will consist of approximately 310 dwelling units along with ground floor retail and a five-level underground parking garage. Vehicular access to the site will be provided from Richmond Street West.

Based on the information provided by the applicant, the entire site will be excavated lot line to lot line to a depth of 16.5 metres. In order to continue with the construction of the development, a construction staging area will be setup within the road right-of-way on the north side of Richmond Street.

Richmond Street West, in the vicinity of the site, is a major arterial roadway and consists of a three-lane (westbound) cross-section and a bike lane on the north side. The TTC Downtown Express bus routes operate on this portion of Richmond Street West.

The following regulations are in effect on the subject section of Richmond Street West.

Construction Staging Area - 324-332 Richmond Street West

North Side:

- "No Stopping, Anytime" between a point 39 metres west of Peter Street and York Street;
- "No Standing, 2:00 a.m. to 6:00 a.m., Friday through Monday" between Peter Street and a point 53 metres east; and
- "No Standing, 2:00 a.m. to 6:00 a.m., Friday through Monday" between a point 53 metres east of Peter Street and a point 39 metres west of Widmer Street.

South Side:

- "No Parking, Anytime" between a point 48 metres east of Peter Street and John Street;
- "No Standing, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays" between a point 48 metres east of Peter Street and a point 50 metres west of York Street; and
- "No Standing, 2:00 a.m. to 6:00 a.m., Friday through Monday" between a point 48 metres east of Peter Street and a point 44.5 metres west of John Street.

Construction staging operations for the subject development will take place within the existing boulevard allowance, bike lane and curb lane on the north side of Richmond Street West abutting the site. Subject to approval, the north sidewalk on Richmond Street West will be closed between a point 36 metres east of Peter Street and a point 48 metres further east. Additionally, the north bike lane and curb lane on Richmond Street West will be closed between a point 16.5 metres east of Peter Street and a point 92 metres further east.

Pedestrians will be redirected to a 1.7 metres wide covered walkway within the closed portion of the existing bike lane on the north side of Richmond Street West. Furthermore, cyclists will be redirected to a 2.0 metres wide bike lane within the closed portion of the curb lane on the north side of Richmond Street West. With the proposed closure in place, Richmond Street West, in the immediate vicinity of the site, will consist of a bike lane and two westbound lanes for vehicular traffic. To enhance traffic flow around the construction zone, the existing "No Stopping, Anytime" restriction on the north side of Richmond Street West, between a point 39 metres west of Peter Street and York Street, will remain effective.

Through consultation with the developer, Transportation Services was able to have the duration of the right-of-way occupation reduced from 29 months to 22 months. Transportation Services is satisfied that Petaluma Building Group has looked at all options to alleviate congestion at this location.

Finally, a review of the City's five-year major capital works program indicates that during the Year 2019, a watermain replacement project is planned on Richmond Street West between Spadina Avenue and York Street. The exact dates of the planned capital works project were not available at the time of writing this report. In the event of any conflict with the planned capital works project, the developer has been advised that the proposed construction staging area will need to be modified or removed to accommodate the capital works project activities. 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: Ann.Khan@toronto.ca

SIGNATURE

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

ATTACHMENTS

Drawing No. 421G-2481, dated May, 2017

p:2017\Cluster B\TRA\ts2017101te.top.doc - nb

