

Construction Staging Area - 520 Richmond Street West

Date: February 24, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

Alterra-Filer (Richmond Street) Limited is constructing a 15-storey condominium building at 520 Richmond Street West. The site is located on the northwest corner of Richmond Street West and Augusta Avenue.

Transportation Services is requesting authorization to close the north sidewalk and a portion of the westbound curb lane on Richmond Street West for a period of 16 months (i.e. March 18, 2020 to July 31, 2021) to accommodate a construction staging area. The developer originally requested a closure for 21 months but Transportation Services is seeking authority for 16 months at this time, as further coordination with another development in the vicinity is required. Staff will review the need to extend the duration of the construction staging area and seek authority from Toronto and East York Community Council, if necessary.

Although Transportation Services is technically requesting approval to close the sidewalk, bike lane and a portion of the westbound curb lane in their current location, on the north side of Richmond Street West, traffic lanes abutting the site will be realigned to maintain one westbound traffic lane, a parking lane, plus a bike lane and temporary walkway.

Pedestrian operations on the north side of Richmond Street West will be maintained in a covered and protected walkway within the closed portion of the existing bike lane. Bike operations on the north side of Richmond Street West will be maintained within the closed portion of the westbound curb lane. Pedestrian operations on the south sidewalk will be maintained.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council authorize the closure of the north sidewalk on Richmond Street West, between Augusta Avenue and a point 33 metres west, from March 18, 2020 to July 31, 2021.
2. Toronto and East York Community Council approve the closure of the bike lane and a portion of the westbound curb lane on the north side of Richmond Street West, between Augusta Avenue and a point 47 metres west, from March 18, 2020 to July 31, 2021.
3. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
4. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
5. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
6. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
7. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
8. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
9. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

10. Toronto and East York Community 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.

11. Toronto and East York Community 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.

12. Toronto and East York Community Council 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 to the City. Alterra-Filer (Richmond Street) Limited 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 proposed closures on Richmond Street West, these fees will be approximately \$26,000.00.

DECISION HISTORY

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted, as amended, Item TE34.13 to amend Zoning By-law 438-86 for the lands at 520 Richmond Street West. The decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.13>

COMMENTS

Proposed Development

A 15-storey residential condominium building is being constructed by Alterra-Filer (Richmond Street) Limited at 520 Richmond Street West. The site is bounded by a public laneway to the north and west, Augusta Avenue to the east and Richmond Street West to the south.

The development, in its completed form, will consist of 125 dwelling units with a three-level underground parking garage. Permanent vehicular access to the development will be provided from Augusta Avenue.

Construction Activities:

Major construction activities and associated timelines for the development are described below:

- Excavation and shoring: December 2019 to April 2020;

- Below grade formwork: May 2020 to August 2020;
- Above grade formwork: August 2020 to January 2021;
- Building envelope phase: November 2020 to March 2021; and
- Interior finishes stage: March 2021 to December 2021.

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 12 metres. Various options were explored by the developer to set up construction staging operations for the development. The applicant has explored staging off Augusta Avenue and the public lanes adjacent to the site. However, utilization of Augusta Avenue and the public lanes was not deemed feasible as the turning radius is too narrow and large delivery trucks (tractor-trailer units) would not be able to manoeuvre and turn around within the roadway/laneway.

Given the physical site constraints and the space required to manoeuvre construction vehicles, occupation of the right-of-way on Richmond Street West is essential to facilitate construction of the development.

Existing Conditions:

Richmond Street West, in the vicinity of the site, is a one-way westbound major arterial roadway and consists of two traffic lanes, plus a dedicated bike lane on the north side and a parking lane on the south side of the roadway. There is no TTC service provided on the subject section of Richmond Street West.

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

North Side

- No stopping anytime between Bathurst Street and a point 40 metres east of Spadina Avenue.

South Side

- No stopping 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Portland Street and a point 71.5 metres west of Brant Street; and
- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, between Portland Street and a point 71.5 metres west of Brant Street.

Construction Staging Area:

Construction staging areas for the development have been proposed within the road right-of-way on the north side of Richmond Street West and the west side of Augusta Avenue abutting the site.

Construction staging operations on Richmond Street West will take place within the existing boulevard allowance, bike lane and the westbound curb lane on the north side of the roadway fronting the site. Subject to approval, the north sidewalk on Richmond Street West will be closed between Augusta Avenue and a point 33 metres west. Additionally, the north bike lane and westbound curb lane on Richmond Street West will be closed between Augusta Avenue and a point 47 metres west. The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, pickup location for the tower crane.

The proposed construction staging area on the west side of Augusta Avenue will be set up within the existing boulevard allowance and will be utilized for worker facilities. Pedestrian movements will be accommodated in a covered protected walkway within the sidewalk on the west side of Augusta Avenue.

Traffic lanes on Richmond Street West will be realigned to maintain one 3.3 metre wide westbound through traffic lane and one 3.3 metre parking lane on the south side with a 1.5 metre wide bike lane on the north side. Pedestrian operations on the north side of Richmond Street West will be maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the existing bike lane. Pedestrian operations on the south sidewalk are being maintained. Staff has reviewed the feasibility maintaining two westbound traffic lanes around the proposed construction staging area by prohibiting stopping at all times on the side of Richmond Street West, however, as further detailed below, it is not feasible at this time.

By way of background, there is a neighbouring development site on the south side of Richmond Street West (497-511 Richmond Street West) which has requested temporary daily lane occupations within the parking lane (south side) on Richmond Street West, from April 1, 2020 to June 1, 2021. The subject site has frontage on the south side of Richmond Street West, between Portland Avenue and Brant Street. Site access is located at the southeast corner of Richmond Street West and Augusta Avenue. As part of the development, YMCA will be constructing their tenant fit-out on the 2nd and 3rd floor of the development. In order to facilitate the construction activities, YMCA is requesting a temporary daily lane occupation on westbound curb lane on the south side of Richmond Street West for 16 months during the off-peak period (7:00 a.m. to 4:00 p.m., Monday to Friday). YMCA will be responsible for the lost revenue of seven parking machine spaces during the daily lane occupation.

In view of the above, the existing parking lane (south side) cannot be utilized as an additional through lane as the neighbouring development (497-511 Richmond Street West) requires daily lane occupation of this lane in order to facilitate their work. Subsequent to the completion of the YMCA development, staff will review the need to extend the duration of the construction staging area and feasibility of removing the parking machine spaces to accommodate two westbound traffic lanes around the subject construction staging area.

Finally, a review of the City's five-year Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Alterra-Filer (Richmond Street) Limited has looked at all options to minimize the duration and impact of the construction staging area on all road users.

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

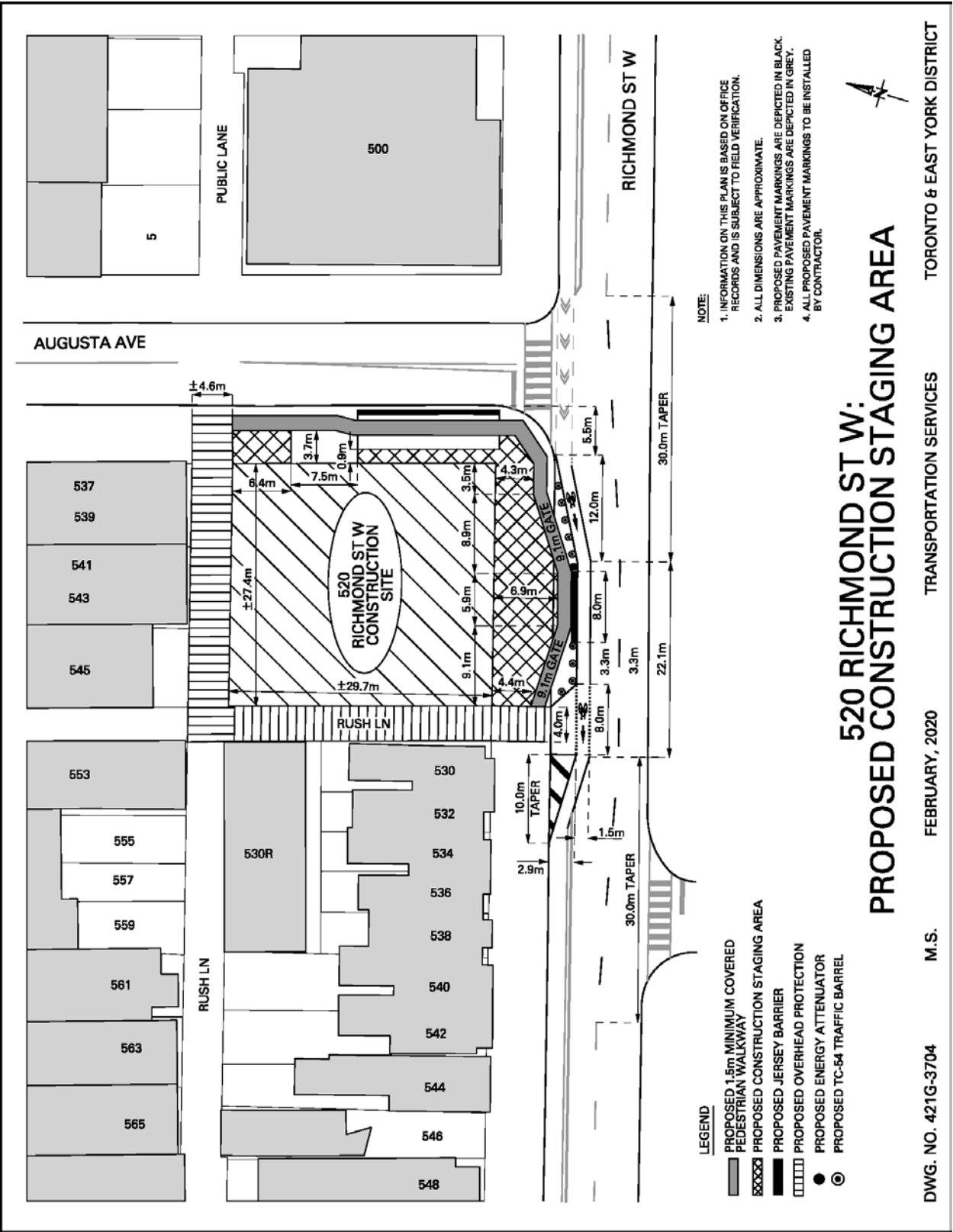
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SIGNATURE

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ATTACHMENTS

1. Drawing No. 421G-3704, dated February 2020



Construction Staging Area - 520 Richmond Street West