

Construction Staging Area - 543 Richmond Street West

Date: June 11, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

As Richmond Street West between Portland Street and Bathurst Street is classified as a major arterial road, this matter is non-delegated and requires final approval by City Council.

543 Richmond Street West Holdings is constructing a 15-storey condominium building with ground floor retail at 543 Richmond Street West. The site is located on the southwest corner of Richmond Street West and Portland Street.

Transportation Services is requesting authorization to close the south sidewalk and a portion of the most southerly westbound curb lane on Richmond Street West for a period of 35 months (i.e. July 17, 2020 to May 31, 2023) to accommodate a construction staging area.

Traffic lanes abutting the site will be realigned to maintain two 3.25m lanes for westbound traffic. Pedestrian operations on the south side of Richmond Street West will be maintained in a covered and protected walkway within the closed portion of the existing lane. Bike operations on the north side of Richmond Street West will be maintained in its current form. Pedestrian operations on the north sidewalk will be maintained.

Pedestrian operations on the west side of Portland Street abutting the site will be maintained on the existing sidewalk, in a covered and protected walkway.

This closure will result in loss of approximately 15 parking machine spaces on the south side of Richmond Street West abutting the site.

RECOMMENDATIONS

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

1. City Council authorize the closure of the south sidewalk on Richmond Street West, between Portland Street and a point 93 metres west, from July 17, 2020 to May 31, 2023.
2. City Council authorize the closure of a 3.5 metre wide portion of the most southerly westbound curb lane on Richmond Street West, between Portland Street and a point 93 metres west, from July 17, 2020 to May 31, 2023.
3. City Council rescind the existing parking prohibition in effect at all times, on the west side of Portland Street, between Richmond Street West and a point 65 metres south.
4. City Council prohibit stopping at all times on the west side of Portland Street, between Richmond Street West and a point 65 metres south.
5. City Council rescind the existing standing prohibition in effect from 2 a.m. to 4 a.m., on the south side of Richmond Street West between Portland Street and a point 125 metres west.
6. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of 3 hours, on the south side of Richmond Street West, from a point 30.5 metres west of Portland Street to a point 94.5 metres further west,
7. City Council prohibit stopping at all times on the south side of Richmond Street West, between a point 28 metres west of Portland Street and a point 97 metres further west.
8. City 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.
9. City 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.
10. City 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.
11. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

12. City 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.

13. City 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.

14. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. 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.

16. 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.

17. City Council direct that Richmond Street West and Portland Street be returned to pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 543 Richmond Street West Holdings 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 \$ 1,140,000.

DECISION HISTORY

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order issued September 6, 2019 in relation to Board Case No. PL160263, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 543-553 Richmond Street West.

COMMENTS

Proposed Development

A 15-storey residential condominium building is being constructed by 543 Richmond Street West Holdings, at 543 Richmond Street West. The site is bounded by Richmond Street West to the north, Portland Street to the east, existing residential to the south and an existing 12 storey commercial office building to the west. The development, in its

completed form, will consist of 476 dwelling units with ground floor retail and a two-level underground parking garage.

The developer has advised that the built form of the development will extend from property line to property line and limited space will be available to accommodate deliveries and storage of construction material and equipment.

Construction Activities:

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

- Excavation and shoring: February 2020 to August 2020;
- Below grade formwork: July 2020 to February 2021;
- Above grade formwork: February 2021 to January 2021;
- Building envelope phase: November 2020 to January 2023; and
- Interior finishes stage: June 2022 to October 2023.

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. Various options were explored by the developer to set up construction staging operations for the development. However, due to other development in the area Richmond Street West was determined to be the only viable option 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

- Parking machines operate for a maximum period of three hours from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m. Sunday, between a point 18 metres east of Bathurst Street and a point 30.5 metres west of Portland Street.
- "No Standing 2:00 a.m. to 4:00 a.m.", between a point 18 metres east of Bathurst Street and Spadina Avenue.

- "No Stopping Anytime" between Portland Street and a point 28 metres west.

Portland Street, in the vicinity of the site, is a two-way collector road with sidewalks on both sides of the street. Parking is allowed for a maximum of one-hour on the west side of Portland Street between 8:00 a.m. and 5:00 p.m. and by permit only between 5:00 p.m. and 8:00 a.m. Parking is prohibited at all times on the west side.

Construction Staging Area:

The construction staging area for the development has been proposed within the road right-of-way on the south side of Richmond Street West abutting the site.

Construction staging operations on Richmond Street West will take place within the existing boulevard allowance, and the most southerly westbound curb lane fronting the site. Subject to approval, the south sidewalk on Richmond Street West will be closed between Portland Street and a point 93 metres west. Additionally, a 3.5 metre wide portion of the most southerly westbound curb lane on Richmond Street West will be closed, resulting in the loss of the parking lane and a portion of the abutting lane. 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.

Traffic lanes on Richmond Street West will be realigned to maintain two 3.25 metre wide westbound through traffic lanes. The existing bike lane on the north side will remain. However, the paid parking on the south side of Richmond Street, abutting the site will be removed to accommodate the staging area. Pedestrian operations on the south 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 lane. Pedestrian operations on the north sidewalk are being maintained. Pedestrian operations on the west side of Portland Street will be maintained in a 1.5 metre wide covered and protected walkway within the existing sidewalk.

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 543 Richmond Street West Holdings 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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Transportation Services

ATTACHMENTS

1. Drawing No. 421T-0005, dated June 2020

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