

Construction Staging Area – 162 Queens Quay East (Richardson Street)

Date: December 14, 2021
To: Toronto and East York Community Council
From: 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 from City Council to make a final decision.

Empire Communities is constructing a 21-storey residential condominium with 463 units and ground floor retail at 162 Queens Quay East. The site is located at the north-east corner of Queens Quay East and Richardson Street.

Transportation Services is requesting approval to close a portion of the northbound curb lane on Richardson Street for a period of 43 months (i.e. December 16, 2021 to June 30, 2025) to accommodate a construction staging area.

Pedestrian operations on Richardson Street will not be impacted, as there is no sidewalk on the east side, and the west side sidewalk will remain open. The number of northbound lanes will not be reduced and two-way traffic movement will be maintained on Richardson Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a 3.6 metre wide portion of the northbound curb lane on Richardson Street, between Queens Quay East and a point 64 metres north, from December 16, 2021 to May 31, 2022.
2. Toronto and East York Community Council authorize the closure of a 7.1 metre wide portion of the northbound curb lane on Richardson Street, between Queens Quay East and a point 64 metres north, from June 1, 2022 to June 30, 2025.

3. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways daily, or more frequently as needed, to keep clear 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 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 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 Richardson Street 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. Empire Communities 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 Richardson Street, these fees will be approximately \$935,000.00.

DECISION HISTORY

The Local Planning Appeal Tribunal, pursuant to its Order issued August 18, 2020 in relation to Board Case No. PL030514, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 162 Queens Quay East.

COMMENTS

The Development and Timeline

Empire Communities is constructing a 21-storey residential condominium with 463 units, ground floor retail, and a four-level underground parking garage for 197 vehicles at 162 Queens Quay East. Permanent access will be from an unnamed road to the north. The site is located at the north-east corner of Queens Quay East and Richardson Street.

The site is bounded by Queens Quay East to the south, Richardson Street to the west, an unnamed road to the north and a one-storey mixed use building to the east.

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 14 metres. 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. Various options were explored by the developer to set up construction staging operations for the development. The developer has advised that due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from November 2021 to May 2022;
- Below grade formwork: from June 2022 to June 2023;
- Above grade formwork: from May 2023 to June 2024;
- Building envelope phase: from November 2023 to August 2024; and
- Interior finishes stage: from December 2023 to June 2025.

Existing Conditions

Richardson Street is characterized by the following conditions:

- It is a two-lane, north-south local roadway

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- It operates two-way on a pavement width of approximately 14.1 metres
- It has a posted regulatory speed limit of 30 km/h
- There is no TTC service provided
- There is a sidewalk on the west side only

The parking regulations on Richardson Street, within the subject section, are as follows:

East side

- No stopping anytime

West side

- No standing anytime

Proposed Construction Staging Area

Construction staging operations will take place over two Phases, within the existing boulevard allowance on the east side of Richardson Street, abutting the site. During Phase 1 (scheduled from December 16, 2021 to May 31, 2022), a 3.6 metre wide portion of the northbound curb lane on Richardson Street, between Queens Quay East and a point 64 metres north, will be closed to accommodate construction staging operations for the development. During Phase 2 (scheduled from June 1, 2022 to June 30, 2025), a 7.1 metre wide portion of the northbound curb lane on Richardson Street, between Queens Quay East and a point 64 metres north, will be closed to accommodate construction staging operations.

A drawing of the proposed construction staging area for Phase 1 and Phase 2 is shown in Attachment 1 and 2 respectively.

Pedestrian operations on Richardson Street will not be impacted during either Phase 1 or 2, as there is no sidewalk on the east side, and the west side sidewalk will remain open. The number of northbound lanes will not be reduced and two-way traffic movement will be maintained on Richardson Street. During Phase 2, a 2.1 metre wide covered pedestrian walkway will be provided along the existing sidewalk on the north side of Queens Quay East.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Richardson Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that Empire Communities has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

CONTACT

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SIGNATURE

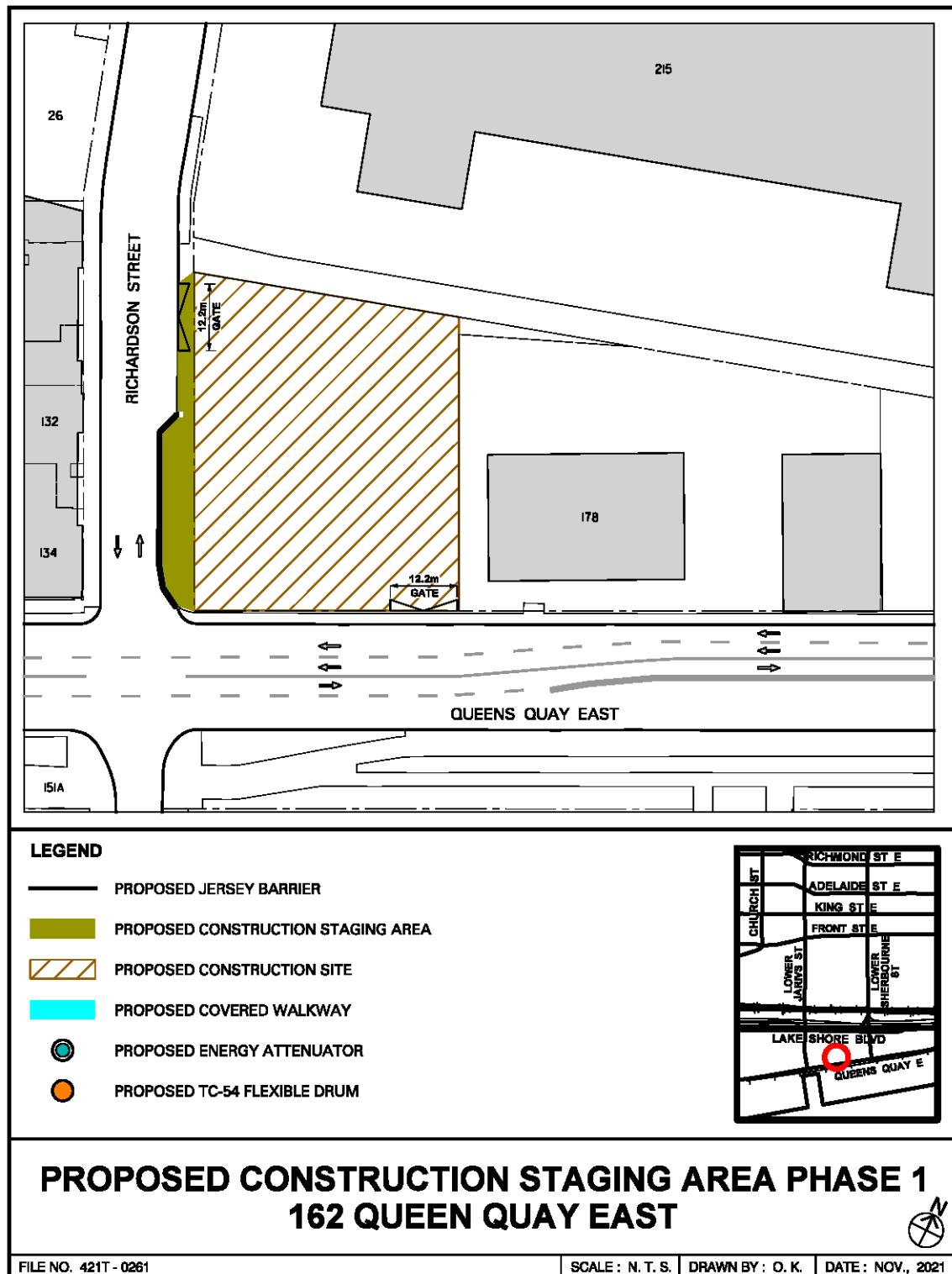
Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 162 Queens Quay East (Richardson Street) (Phase 1)

Attachment 2: Proposed Construction Staging Area - 162 Queens Quay East (Richardson Street) (Phase 2)

Attachment 1: Proposed Construction Staging Area - 162 Queens Quay East (Richardson Street) (Phase 1)



Attachment 2: Proposed Construction Staging Area - 162 Queens Quay East (Richardson Street) (Phase 2)

