

Construction Staging Area – Richmond Street East and Ontario Street (261-285 Queen Street East, 384-410 Richmond Street East, and 90 Ontario Street)

Date: May 24, 2024
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 13, Toronto Centre

SUMMARY

As Richmond Street East is classified as a major arterial street, City Council approval of this report is required.

Tricon Residential is constructing a 24-storey and 33-storey buildings at 261-285 Queen Street East, 384-410 Richmond Street East and 90 Ontario Street, respectively. The site is bounded by Queen Street East to the north, Ontario Street to the east, Richmond Street East to the south and existing condominium buildings to the west.

Transportation Services is requesting authorization to temporarily close a portion of the southbound curb lane on Ontario Street and a portion of the uni-directional cycle track on north side on Richmond Street East for a period of 19 months, from June 27, 2024 to December 31, 2025 to accommodate construction staging operations. It should be noted that the construction staging area has been installed and is operating under a monthly Street Occupation Permit. Pedestrian operations are accommodated within the closed curb lane on Ontario Street. The dedicated uni-directional cycle track on Richmond Street East is maintained.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk and a 2.2 metre wide portion of the southbound lane on Ontario Street, between Queen Street East and a point 81.2 metres south, from June 27, 2024 to December 31, 2025, inclusive.

2. City Council authorize the closure of the north sidewalk and a 2.1 metre wide portion of the north cycle track on Richmond Street East, between Ontario Street and a point 109.4 metres, and a provision for a temporary 2.1 metre wide walkway and 1.5 metre wide cycle track in the adjacent eastbound traffic lane, from June 27, 2024 to December 31, 2025, inclusive.
3. City Council rescind the existing parking prohibition in effect at all times on the west side of Ontario Street, between Queen Street East and a point 81.2 metres south, from June 27, 2024 to December 31, 2025, inclusive.
4. City Council rescind the existing parking prohibition in effect at all times on the east side of Ontario Street, between Queen Street East and a point 49.4 metres south, from June 27, 2024 to December 31, 2025, inclusive.
5. City Council prohibit stopping at all times on the west side of Ontario Street, between Queen Street East and a point 81.2 metres south.
6. City Council prohibit stopping at all times on the east side of Ontario Street, between Queen Street East and a point 49.4 metres south.
7. City Council rescind the existing stopping prohibition from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Queen Street East, between a point 79.6 metres west of Ontario Street and a point 9.1 metres further west.
8. City Council prohibit stopping at all times on the south side of Queen Street East, between a point 79.6 metres west of Ontario Street and a point 9.1 metres further west.
9. City Council rescind the existing parking machine regulation in effect 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; 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$2.75 per hour for a maximum period of three hours, on the south side of Queen Street East, between a point 79.6 metres west of Ontario Street and a point 9.1 metres further west.
10. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
11. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
12. 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.

13. 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.
14. City Council direct the applicant to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
15. City 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.
16. City 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.
17. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
18. 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.
19. 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.
20. City Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
21. City Council direct that Queen Street East, Ontario Street, and Richmond Street East be returned to its pre-construction traffic and parking regulations when the project is complete.
22. City Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure with the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.
23. City Council direct that the occupation permit for construction staging on Queen Street East, Ontario Street, and Richmond Street East be conditional subject to there being no conflicts with Metrolinx transit project construction.

FINANCIAL IMPACT

There is no financial impact to the City. Tricon Residential 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 closure on Queen Street East, Ontario Street, and Richmond Street East these fees will be approximately \$550,000.00.

DECISION HISTORY

City Council, at its meeting on May 11, 2022, adopted Item MM43.29 entitled "Amending TE26.9 regarding 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street, and 8-12 Brigden Place - by Councillor Ana Bailao, seconded by Councillor Paula Fletcher".

[Agenda Item History - 2022.MM43.29 \(toronto.ca\)](#)

City Council, at its meeting on July 14, 2021, adopted Item TE26.9 entitled "245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street, and 8-12 Brigden Place - Rental Housing Demolition Application - Final Report".

[Agenda Item History - 2021.TE26.9 \(toronto.ca\)](#)

COMMENTS

The Development and Timeline

A residential development consisting of 24-storey and 33-storey condominium buildings will be constructed at 261-285 Queen Street East, 384-410 Richmond Street East, and 90 Ontario Street, respectively. The site is bounded by Queen Street East to the north, Ontario Street to the east, Richmond Street East to the south and existing condominium buildings to the west.

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

- Below grade formwork: from January 2023 to June 2024;
- Above grade formwork: from March 2024 to September 2025;
- Building envelope phase: from December 2024 to May 2026; and
- Interior finishes stage: from November 2024 to December 2026.

Existing Conditions

Ontario Street is characterized by the following conditions:

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

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- It operates one-way traffic on a pavement width of approximately 7 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

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

East side

- No parking anytime

West side

- No parking anytime

Proposed Construction Staging Areas

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 8 metres. Various options were explored by the developer to set up construction staging operations for the development within the development site.

Given the physical site constraints and the space required to manoeuvre construction vehicles, occupation of the right-of-way on Richmond Street East and Ontario Street are essential to facilitate the construction of the development. The proposed construction staging areas is set up within the road right-of-way on the north side of Richmond Street East and the west side of Ontario Street, respectively.

Currently, construction staging operations on Ontario Street take place within the west boulevard allowance and the southbound curb lane, fronting the site. Pedestrians are redirected into a protected 2.2 metre wide covered walkway within the closed portion of the southbound lane. The remaining road width of 4.5 metres is sufficient to maintain one-way southbound vehicular traffic on the subject section of Ontario Street. It should be noted that construction of the development is currently in progress, operating under a monthly Street Occupation Permit.

Additionally, construction staging operations on Richmond Street East take place on a 5.05 metre portion of the boulevard allowance, including the sidewalk and a portion of the uni-directional cycle track on the north side of the roadway. Pedestrians are redirected into a protected 2.1 metre wide covered walkway within the closed portion of the northerly westbound lane. The westbound cycling lane will be maintained in a 1.5 metre wide cycle track. It should be noted that the cycle track alignment has shifted south to accommodate the proposed occupation. Moreover, the pavement markings on Richmond Street East, between Ontario Street and a point 109.4 metres west, has been realigned to maintain the cycle track and three eastbound traffic lanes.

Pedestrian movements on the south side of Queen Street East are maintained in a covered and protected walkway within the existing sidewalk.

A drawing of the proposed construction staging area is shown in Attachment 1.

A review of the City's Major Capital Works Program indicates that underground civil and electrical work by Toronto Hydro Electric System Ltd. is planned in the vicinity of the staging area in 2024. The developer was informed that any request for a time extension may conflict with the work, and the staging areas may need to be temporarily removed or modified to the planned activities. Failure of the developer to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

A review of the City's Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Ontario Street, Queen Street East, and Richmond Street East, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Ontario Street, Queen Street East, and Richmond Street East for periods of less than 30 consecutive days over the 19-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

CONTACT

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 261-285 Queen Street East, 384-410 Richmond Street East, and 90 Ontario Street

Attachment 1: Proposed Construction Staging Area - Proposed Construction Staging Area - 261-285 Queen Street East, 384-410 Richmond Street East, and 90 Ontario Street

