

Construction Staging Area – 50 Richmond Street East

Date: May 21, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

Interior alterations are being undertaken at the building located at 50 Richmond Street East. The site is located on the north side of Richmond Street East, between Berti Street and Victoria Street.

Transportation Services is requesting authorization to temporarily close the north sidewalk on Richmond Street East, between a point 20.5 metres west of Berti Street and a point 12.5 metres further west for a period of 14 months, from June 25, 2026, to July 31, 2027, to enable construction staging operations for the project.

The northerly westbound cycle track on Richmond Street will be widened and converted to a temporary shared pedestrian sidewalk and bicycle lane. The cycle track will be divided into a 1.5 metre wide pedestrian sidewalk and a 1.7 metre wide bicycle lane. The existing traffic lanes on Richmond Street East will be maintained.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services, recommends that:

1. City Council authorize the closure of the north sidewalk on Richmond Street East, between a point 20.5 metres west of Berti Street and a point 12.5 metres further west, and a provision of a temporary shared pedestrian sidewalk and bicycle lane within the portion of the existing designated cycle track, from June 25, 2026, to July 31, 2027, inclusive.

2. City Council direct the applicant to pressure wash or sweep (weather permitting) the temporary pedestrian sidewalk and bicycle lane daily, or more frequently as needed to be cleared of any construction debris and made safe.
3. City Council direct the applicant to clear and treat the temporary pedestrian sidewalk and bicycle lane of any snow and ice.
4. City Council direct the applicant to construct and maintain an 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).
5. City Council direct the applicant to install appropriate signage to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. 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.
7. 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 material deliveries to control vehicle access to and from the site and maintain a safe environment for the public.
8. 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.
9. City Council direct the applicant, in consultation with Transportation Services, to install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.
10. 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.
11. City Council authorize the appropriate City officials to submit directly to City Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council's direction, and to reinstate the traffic and parking regulations to what they were immediately prior to the date of this report from the Director, Congestion and Network Management, Transportation Services once the project is complete.
12. City Council direct that Richmond Street East 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. Anacond Contracting Inc. 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 East these fees will be approximately \$8,000.00.

In addition to the street occupation fees, as of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of a traffic lane. Based on the proposed duration, length, and extent of the proposed lane closures on Richmond Street East, these amount to approximately \$18,000.00.

DECISION HISTORY

City Council, at its meeting on December 17 and 18, 2024, adopted without amendments Item GG18.28 entitled "50 Richmond Street East - Nominal Lease Agreement with Unity Health Toronto". This item was considered by the General Government Committee on November 20, 2024, and adopted without amendment. [Agenda Item History - 2024.GG18.28](#)

COMMENTS

The Development and Timeline

Interior alterations are being undertaken at the building located at 50 Richmond Street East for accessibility upgrades. The site is located on the north side of Richmond Street East between Berti Street and Victoria Street. The site is bounded by a commercial building to the north, City of Toronto EMS station to the east, Toronto Parking Authority Garage to the west, and Richmond Street East to the south.

The major construction activities and associated timelines for the project are as follows:

- Interior Demolition: from January 2026 to April 2026;
- Excavation and shoring: from April 2026 to August 2026;
- Below grade formwork: from August 2026 to November 2026;
- Above grade formwork: from May 2026 to July 2026;
- Building envelope phase: from September 2026 to February 2027; and
- Interior finishes stage: from November 2026 to April 2027.

Existing Conditions

Richmond Street East is characterized by the following conditions:

- It is a three-lane, east-west, major arterial roadway
- It operates one-way traffic on a pavement width of approximately 12 metres

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- The speed limit is 40 km/h
- TTC service is provided by the 501 Queen streetcar
- There are sidewalks located on both sides of the street
- There is a cycle track on the north side of the street
- Stopping is prohibited at all times on both sides of the street

Proposed Construction Staging Area

A detailed review of the construction schedule was undertaken by the applicant to minimize the project duration and impacts of the construction on all road users. Due to space constraints, the applicant has advised that all construction activities cannot be accommodated within the site. The sidewalk cannot be reopened at the end of each day as materials will be stored and scaffolding will be erected for window replacement. The building structure covers the property, which limits the available area for construction staging, storage of materials and general access. Furthermore, alternative staging locations are not feasible due to the surrounding land uses. Given the physical site constraints, partial occupation of the right-of-way on Richmond Street East is essential to set up construction staging operations for the project.

Subject to approval, the north sidewalk on Richmond Street East, between a point 20.5 metres west of Berti Street and a point 12.5 metres further west, will be closed to accommodate construction staging operations for the project. The northerly westbound cycle track on Richmond Street will be widened and converted to a temporary shared pedestrian sidewalk and bicycle lane. The cycle track will be divided into a 1.5 metre wide pedestrian sidewalk and a 1.7 metre wide bicycle lane. Leading up to the sidewalk closure, advanced warning signage will be installed to inform both pedestrians and cyclists of the new changes. One-way westbound traffic will be maintained on Richmond Street East.

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

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

FIFA Coordination and Traffic Mitigation

The City of Toronto is hosting the FIFA World Cup in the summer of 2026. In consultation with the developer, impacts from the construction staging operations were evaluated and the following mitigation measures are planned for during the game dates scheduled between May 1, 2026 and July 31, 2026:

- All construction deliveries (trucks with no more than two axels) will be restricted to the off-peak time periods during the game days.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Anacond Contracting Inc. has looked at all Construction Staging Area - 50 Richmond Street East

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, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 50 Richmond Street East

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