

## **Construction Staging Area - 100-120 Broadway Avenue**

**Date:** November 18, 2021  
**To:** Infrastructure & Environment Committee  
**From:** General Manager, Transportation Services  
**Wards:** Ward 12, Toronto - St. Paul's, Ward 15, Don Valley West

### **SUMMARY**

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This report is submitted to Infrastructure and Environment Committee as Broadway Avenue forms a shared boundary between the Toronto and East York Community Council and the North York Community Council.

Reserve Properties Limited is constructing 33 and 21 level condominium towers with a 9 level podium and a 36 level rental tower located on the north side of Broadway Avenue, between Redpath Avenue and Mount Pleasant Road.

The developer's anticipated timeline for a construction staging area requires a closure of the north sidewalk and a 2.7 metre-wide portion of the westbound north-side curb lane on Broadway Avenue, between Redpath Avenue and a point 102 metres east, for a period of 13 months (i.e., December 16, 2021 to December 31, 2022). The developer will also require a closure of the east sidewalk and a 1.6 metre-wide portion of the northbound lane on Redpath Avenue, between Broadway Avenue and a point 74 metres north, for a period of 33 months (i.e., December 16, 2021 to August 31, 2024).

Transportation Services is recommending the provision of an initial construction staging permit for 13 months (i.e., December 16, 2021 to December 31, 2022) and monitoring the need for construction staging and an extension as it is deemed necessary.

Pedestrian operations on the north side of Broadway Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing westbound lane. The construction staging area on Broadway Avenue will result in the partial occupation of the westbound traffic lane, resulting in a 7.0 metre-wide lane for traffic.

Pedestrian operations on the east side of Redpath Avenue will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing northbound lane. The construction staging area on Broadway Avenue will result in the

partial occupation of the northbound traffic lane, resulting in a 3.5 metre-wide lane for northbound traffic and a 3.5 metre-wide lane for southbound traffic.

## **RECOMMENDATIONS**

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The General Manager, Transportation Services recommends that:

1. City Council authorize the closure of the north sidewalk and a 2.7 metre-wide portion of the westbound north-side curb lane on Broadway Avenue, between Redpath Avenue and a point 102 metres east, for a period of 13 months from December 16, 2021 to December 31, 2022.
2. City Council authorize the closure of the east sidewalk and a 1.6 metre-wide portion of the northbound lane on Redpath Avenue, between Broadway Avenue and a point 74 metres north, for a period of 33 months from December 16, 2021 to August 31, 2022.
3. City Council rescind the existing no parking prohibition in effect from 8:00 a.m. to 6:00 p.m. Monday to Friday on the north side of Broadway Avenue between a point 72.5 metres east of Redpath Avenue and a point 29.5 metres further east.
4. City Council prohibit stopping at all times on the north side of Broadway Avenue between a point 72.5 metres east of Redpath Avenue and a point 29.5 metres further east.
5. City Council rescind the existing maximum one-hour parking regulation, in effect from 8:00 a.m. to 6:00 p.m. Monday to Friday, on the east side of Redpath Avenue, between Broadway Avenue and a point 74 metres north.
6. City Council prohibit stopping at all times on the east side of Redpath Avenue between Broadway Avenue and a point 74 metres north.
7. City 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 make them safe.
8. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkways have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
9. 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.
10. 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.

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11. 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.

12. 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.

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

14. 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.

15. 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.

16. City Council direct the applicant to monitor and provide results of noise and vibration monitoring to the Work Zone Construction Coordination Unit, for the City to monitor and comment on.

17. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

18. City Council direct that Broadway Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Reserve Properties 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 Broadway Avenue and Redpath Avenue, these fees will be approximately \$270,000.00.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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Local Planning Appeal Tribunal, formally known as The Ontario Municipal Board, pursuant to its Order issued February 11, 2021 in relation to Board Case No. PL180033 authorized an amendment to Zoning By-laws No. 438-86, for the lands municipally known as 110, 114 and 120 Broadway Avenue.

Local Planning Appeal Tribunal, pursuant to its Order issued February 25, 2021 in relation to Board Case No. PL16010, authorized an amendment to Zoning By-laws No. 438-86 and 569-2013, for the lands municipally known as 100 Broadway Avenue and 223-225 Redpath Avenue.

## **COMMENTS**

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### **The Development and Timeline**

At 100-120 Broadway Avenue, Reserve Properties Limited is constructing 33 and 21 level condominium towers with a 9 level podium and ground floor retail. The development, in its completed form, will consist of 751 units and a two level underground parking garage for approximately 256 vehicles. Permanent access will be from Broadway Avenue. A 36 level rental tower will also be constructed with 412 units, and a two level underground parking garage for approximately 73 vehicles. Permanent access will be from Redpath Avenue. The site is bounded by Broadway Avenue to the south, Redpath Avenue to the west, an existing 12 storey residential building to the north and an existing three storey apartment building to the east.

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, the entire site will be excavated lot line to lot line on all four sides to a maximum depth of 8 metres from street level. 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.

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

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

The developer's anticipated required timeline for the construction staging area within the road right-of-way on the north side of Broadway Avenue is for a period of 13 months and on Redpath Avenue for a period of 33 months; however, Transportation Services is Construction Staging Area - 100-120 Broadway Avenue

recommending an initial construction staging permit for both locations for 13 months. City staff will monitor the need for construction staging and will arrange to extend the permit duration in the future as it is deemed necessary.

## Existing Conditions

Broadway Avenue is characterized by the following conditions:

- It was recently converted from a 2-lane, 2-way east-west roadway, to a 1-lane westbound collector roadway (on the weekend of July 17, 2021).
- It currently operates as a one-way roadway on a pavement width of approximately 9.8 metres.
- The regulatory speed limit is 40 km/h.
- There are sidewalks located on both sides of the street.
- St Monica elementary school is located on the north side of Broadway Avenue east of Yonge Street.
- North Toronto Collegiate Institute is located on the south side of Broadway Avenue mid-block between Yonge Street and Redpath Avenue.

The parking regulations within the subject section of Broadway Avenue are as follows:

### North Side

- No stopping, between Redpath Avenue and a point 72.5 metres east
- No parking anytime between a point 72.5 metres east of Redpath Avenue and Mount Pleasant Road, from 8:00 a.m. to 6:00 p.m., Monday to Friday

### South Side

- No stopping, between Redpath Avenue and a point 72.5 metres east
- No parking anytime between a point 72.5 metres east of Redpath Avenue and a point 5.1 metres east of a point opposite the east limit of Corinth Gardens

Redpath Avenue is characterized by the following conditions:

- It is a 2-lane, north-south local roadway
- It operates two-way traffic on a pavement width of approximately 8.6 metres
- The posted speed limit is 40 km/h
- There are sidewalks located on both sides of the street

The parking regulations within the subject section of Redpath Avenue are as follows:  
East Side

- Maximum one-hour parking, in effect from 8:00 a.m. to 6:00 p.m. Monday to Friday

### West Side

- No parking anytime

## **Proposed Construction Staging Areas**

Construction staging operations on Broadway Avenue will take place within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. Subject to approval, the north sidewalk and a 2.7 metre-wide portion of the westbound north-side curb lane on Broadway Avenue will be closed, between Redpath Avenue and a point 102 metres east. Pedestrian operations on the south side of Broadway Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

Transportation Services will be implementing a speed limit reduction on Broadway Avenue from 40 km/h to 30 km/h, between Yonge Street and Mount Pleasant Road.

Construction staging operations on Redpath Avenue will take place within the existing boulevard allowance and a portion of the northbound curb lane fronting the site. Subject to approval, the east sidewalk and a 1.6 metre-wide portion of the northbound lane on Redpath Avenue will be closed, between Broadway Avenue and a point a 74 metres north. Pedestrian operations on the east side of Redpath Avenue will be maintained in a 1.7 metre-wide covered and protected walkway within the closed portion of the existing lane.

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

## **Efforts to Minimize Construction Duration**

Through ongoing dialogue with the developer, Transportation Services is satisfied that Reserve Properties Limited has looked at all options to minimize the duration and impact of the construction staging area on all road users at this time. The developer has reviewed extensively the need for staging and has developed a strategy where it can be removed from Broadway Avenue, where it would only be required for the first 13 months during the excavation and construction of the ground floor. After the first 13 months, staging will only be required on Redpath Avenue. At the end of the approved closure period, Transportation Services staff will review the need for an extension and if any changes to the approval conditions are required.

## **Potential Conflicts with Future Planned Work**

A review of the City's Five-Year Major Capital Works Program indicates that water main replacement, bike lane installation and local road resurfacing are currently scheduled for 2025 on Broadway Avenue. Also, local road resurfacing is scheduled for 2024-2026 on Redpath Avenue. The developer was informed that any request for a time extension into 2024 and/or 2025 may conflict with the City's capital work, and the staging areas may need to be temporarily removed or modified to accommodate the City's planned activities.

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

## **CONTACT**

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Transportation Services  
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## **SIGNATURE**

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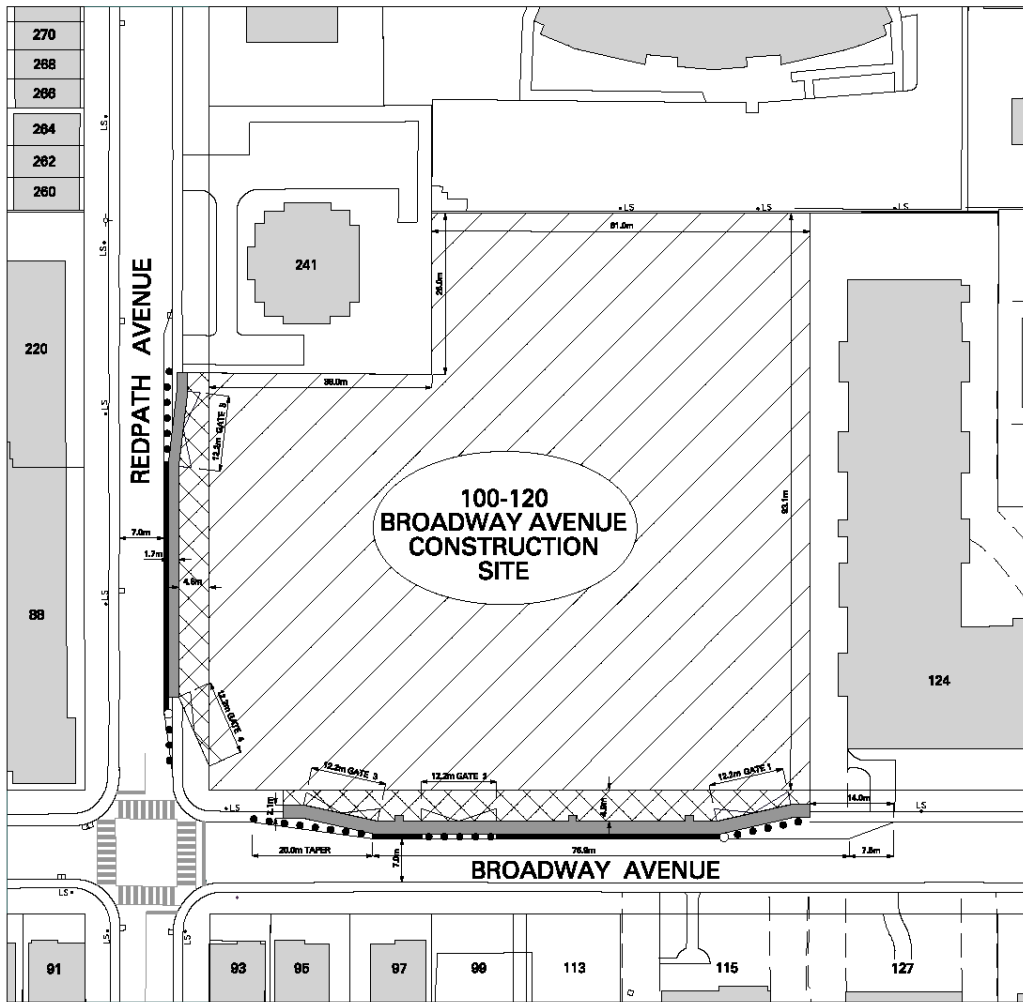
Barbara Gray  
General Manager  
Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 100-120 Broadway Avenue

Attachment 1: Proposed Construction Staging Area - 100-120 Broadway Avenue



**LEGEND:**

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 1.7m MINIMUM COVERED WALKWAY
- PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

**NOTE:**

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

**PROPOSED CONSTRUCTION STAGING AREA  
STAGE 2 - 100-120 BROADWAY AVENUE**



FILE NO. 421T - 0239

SCALE : N.T.S.

DRAWN BY : O. K.

DATE : OCT., 2021