

## **Construction Staging Area - 55-65 Broadway Avenue**

**Date:** May 10, 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.

Times Group Corporation is constructing two 45-storey residential towers at 55-65 Broadway Avenue. One tower will include 130 replacement rental units plus an additional 256 new rental units. The other tower will include 389 residential condominium units. The site is located on the south side of Broadway Avenue, mid-block between Yonge Street and Redpath Avenue, within the area known as the Yonge/Eglinton Construction Hub.

Transportation Services is requesting authorization to close the south sidewalk and a 1.8-metre-wide portion of the eastbound curb lane on Broadway Avenue, between a point 110 metres west of Redpath Avenue and a point 53 metres further west, for a period of 55 months (i.e., June 14, 2021 to December 31, 2025) to accommodate a construction staging area.

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.

The construction staging area on Broadway Avenue will result in the loss of one eastbound traffic lane, currently used for on-street parking, resulting in two 3.3-metre-wide lanes for traffic.

## **RECOMMENDATIONS**

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The General Manager, Transportation Services recommends that:

1. City Council authorize the closure of the south sidewalk and a 1.8-metre-wide portion of the eastbound curb lane on Broadway Avenue, between a point 110 metres west of Redpath Avenue and a point 53 metres further west, from June 14, 2021 to December 31, 2025.
2. 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.
3. 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.
4. 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.
5. City Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrian, cyclist and motorist 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 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.
7. 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.
8. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. 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.
10. 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.

## **FINANCIAL IMPACT**

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The recommendations in this report result in no financial cost to the City. Times Group Corporation 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, these fees will be approximately \$468,000.

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 January 21, 2020 in relation to Board Case No. PL1608973 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 55-65 Broadway Avenue.

City Council, at its meeting on November 7, 8 and 9, 2017, adopted Item CC34.7 entitled "55-65 Broadway Avenue - Zoning Amendment Application - Request for Further Direction Regarding an Ontario Municipal Board Hearing"

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC34.7>

## **COMMENTS**

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### **The Development and Timeline**

Two 45-storey residential buildings are being constructed by Times Group Corporation at 55-65 Broadway Avenue. The site is bounded by Broadway Avenue to the north, a 10-storey residential building to the east (75 Broadway Avenue), a 14-storey residential building to the south (100 Roehampton Avenue) and a 24-storey building (25 Broadway Avenue) to the west. The development, in its completed form, will consist of 389 rental apartments and 389 residential condominium units and a four-level underground parking garage for approximately 458 vehicles. Permanent access will be from Broadway Avenue.

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 13 metres from the street level. The developer has advised that due to a 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:

- Demolition : April 2021 to July 2021;
- Excavation and shoring: July 2021 to July 2022;
- Below grade formwork: July 2022 to April 2023;
- Above grade formwork: April 2023 to April 2024;
- Building envelope phase: October 2023 to October 2024; and
- Interior finishes stage: March 2024 to December 2025.

A construction staging area will be set up within the road right-of-way on the south side of Broadway Avenue for a period of 55 months.

### Existing Conditions

Broadway Avenue is characterized by the following conditions:

- It is a two lane, east-west collector roadway
- It currently operates as two-way roadway on a pavement width of approximately 8.5 metres. However, Broadway Avenue is proposed to operate one-way westbound between Mount Pleasant Road and Yonge Street
- The regulatory speed limit is 40 km/h
- There are sidewalks located on both sides of the street
- St Monica Catholic 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

As part of a report prepared for the April 2021 Infrastructure and Environment Committee meeting, it is recommended that Broadway Avenue be designated as a one-way street, westbound, and that stopping be prohibited on both sides of Broadway Avenue in the area of the proposed development. Therefore, no additional parking regulations are proposed at this time.

### Proposed Construction Staging Areas:

Construction staging operations on Broadway Avenue will take place within the existing boulevard allowance and a portion of the eastbound curb lane fronting the site. Subject to approval, the south sidewalk and a 1.8-metre-wide portion of the eastbound curb lane on Broadway Avenue will be closed between a point 110 metres west of Redpath Avenue and a point 53 metres further west, from June 14, 2021 to December 31, 2025. It is proposed that the existing traffic lanes be realigned to the north in two 3.3-metre-wide lanes. In order to maintain the required road width to accommodate traffic, the traffic island within the westbound curb lane, currently designated for on street parking on Broadway Avenue opposite the subject site will temporally be removed.

As previously mentioned, should Broadway Avenue traffic operation be amended to a one-way westbound, it is not anticipated to have a significant impact on the operation of the construction staging area as this has already been considered as part of the construction staging area review.

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.

In order to ensure parked vehicles do not impede vehicular traffic or access for deliveries and equipment to the site, stopping will be prohibited at all times on both sides of Broadway Avenue in the area of the development. The proposed stopping regulations will be included in the forthcoming report designating Broadway Avenue one-way westbound.

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

The proposed construction staging area will be utilized to provide a secure and controlled enclosure for the material deliveries, a pickup location for the tower crane, a person and material construction hoist, and worker facilities.

Transportation Services are working in consultation with the ward Councillors and area representatives to minimize construction impacts to affected streets in the neighbourhood. The ongoing consultation processes include numerous conversations between staff and the ward Councillors, area ratepayer groups and the developer to minimize the impacts of the proposed construction staging area while maintaining the need to safely construct the approved buildings at 55-65 Broadway Avenue. Transportation Services will continue to consult with key stakeholders including and monitor the area to minimize impacts to residents and address their concerns.

Finally, a review of the City's Five-Year Major Capital Works Program indicates that watermain replacement and local road resurfacing is currently scheduled on Broadway Avenue for 2025. The developer has been made aware of the planned work and arrangements will be made to coordinate the projects, as required, in the future.

Through ongoing dialogue with the developer, Transportation Services staff are satisfied that Broadway Avenue Inc. 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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Roger Browne  
Acting Director, Traffic Management Centre  
Transportation Services  
Tel: 416-392-5372  
Email: Roger.Browne@toronto.ca

## **SIGNATURE**

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Barbara Gray  
General Manager, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 55-65 Broadway Avenue

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