



February 16, 2022

Toronto and East York Community Council
100 Queen Street West
Toronto ON M5H 2N2

RE: Construction Management Working Groups in Toronto Centre Starting with the West Don Lands

Toronto Centre is one of the busiest and most development-heavy wards in the city and province. The West Don Lands neighbourhood in particular is experiencing a surge in development applications. Many have been filed ahead of the Inclusionary Zoning by-law coming into effect. Along with community members, I am concerned that City Planning is not resourced properly and is already too back-logged with applications to handle the application surge. Some of the developments include the new hotel at Mill and Trinity, three large developments on the Triangle Lands, the Dream and Great Gulf developments to the South, the Transit-Oriented Community at First Parliament, and the three Ontario Line stations in Toronto Centre.

The adverse impacts of having blocks upon blocks of downtown Toronto turn into massive, multi-year construction sites is harming the health and well-being of residents; and creating financial hardships and a disruptive environment for business owners. The proliferation of road occupancy permits issued by Transportation Services have created significant traffic gridlock in development heavy neighbourhoods. This is further compounded by inaccessible and unsafe conditions whereby sidewalks and cycling lanes simply 'disappear' and are replaced by idling and parked construction vehicles and unsightly construction hoarding. This will only worsen with the onslaught of the Ontario Line construction, which will largely turn the downtown into one major construction site.

Public safety for vulnerable road users must be prioritized and properly considered when evaluating multi-location development and construction sites. City Planning and Transportation Services have a responsibility to improve technical coordination and road closures of new development to avoid overwhelming a neighbourhood with years of harmful construction impacts and road disruptions.

Recommendations:

1. Toronto and East York Community Council direct the General Manager of Transportation Services to report back as soon as possible on the creation of a comprehensive strategy to urgently coordinate the construction management and road occupancy of development sites in Toronto Centre starting from the West Don Lands to ensure pedestrian and cycling safety remains a priority and Vision Zero principles are achieved.
2. Toronto and East York Community Council direct General Manager of Transportation Services and Chief Planner and Executive Director City Planning to convene and lead construction management working groups with local community stakeholders and developers, where three or more developments are under construction simultaneously within 200m radius clusters, that meets quarterly to coordinate construction and address safety, health, and noise concerns.

Respectfully submitted,

Councillor Kristyn Wong-Tam
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