

## **Construction Staging Area Time Extension - 75 Broadway Avenue**

**Date:** January 16, 2023  
**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.

Hazelview Investments is constructing one 38-storey residential rental tower at 73 Broadway Avenue that will be connected to the remaining portion of 75 Broadway Avenue through the common first-floor and underground parking. The site is located on the south side of Broadway Avenue, mid-block between Yonge Street and Redpath Avenue. The south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue are currently closed for construction staging operations. Pedestrian operations on the south side of Broadway Avenue are maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

City Council, at its meeting on November 9, 10 and 12, 2021, approved the subject construction staging area, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west, from March 1, 2022 to February 28, 2023. At the time, the developer indicated they would require the staging area for a total of 42 months, from March 1, 2022 to August 31, 2025.

As the previous permit was only approved for a 12-month period, and as the developer has had experienced delays due to labour issues, the developer has requested an extension of the duration of the construction staging area on Broadway Avenue in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging area from March 1, 2023 to June 30, 2025 to allow for the construction of the development to be completed.

## RECOMMENDATIONS

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The General Manager, Transportation Services recommends that:

1. City Council authorize the continuation of the closure south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west, from March 1, 2023 to June 30, 2025.
2. City Council direct the applicant to pressure wash or sweep (weather permitting) the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
3. City Council direct the applicant to continue 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 continue 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 continue to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. City Council direct the applicant to continue 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 continue 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 continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. City Council direct the applicant to continue 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 continue 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.

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

12. 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. Hazelton Investments 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 \$265,000.00.

## **DECISION HISTORY**

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At its meeting on November 9, 10 and 12, 2021, City Council adopted item IE25.9, entitled "Construction Staging Area - 75 Broadway Avenue" and in so doing, authorized a construction staging area on Broadway Avenue from March 1, 2022 to February 28, 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.IE25.9>

Local Planning Appeal Tribunal, formally known as The Ontario Municipal Board, pursuant to its Order issued March 18, 2020 in relation to Board Case No. PL171295 authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 75 Broadway Avenue.

## **COMMENTS**

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### **Status of the Development**

Hazelview Investments is constructing one 38-storey residential rental tower at 73 Broadway Avenue that will be connected to the remaining portion of 75 Broadway Avenue through the common first-floor and underground parking. The site is located on the south side of Broadway Avenue, mid-block between Yonge Street and Redpath Avenue.

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

- Below grade formwork: October 2022 to March 2023;
- Above grade formwork: March 2023 to July 2024;
- Building envelope phase: August 2023 to September 2024; and
- Interior finishes stage: January 2024 to June 2025.

The developer originally requested a closure for 42 months to accommodate construction staging operations, but only received approval from City Council for an initial 12 month period. In addition, the developer has had delays due to labour issues.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Continued occupancy of the construction staging areas until June 30, 2025 is therefore essential to complete the development.

## **Construction Staging Areas**

Construction staging operations on Broadway Avenue is taking place within the existing boulevard allowance and a portion of the westbound curb lane fronting the site. The south sidewalk and a 2.7 metre-wide portion of the westbound south-side curb lane on Broadway Avenue, between a point 71.5 metres west of Redpath Avenue and a point 40.5 metres further west, is closed to accommodate construction staging operations for the development. Pedestrian operations on the south side of Broadway Avenue are maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane.

A drawing of the existing construction staging area is included in Attachment 1.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Five-Year Major Capital Works Program indicates that sewer rehabilitation work is scheduled for 2024 on Broadway Avenue. Underground and overhead Toronto Hydro work is also scheduled to take place from September 26, 2022 to March 26, 2023. At the discretion of Transportation Services, and at no cost to the City of Toronto, the developer for 75 Broadway Avenue will be required to clear the construction staging area if necessary to accommodate the work. Failure to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

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

## **CONTACT**

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## **SIGNATURE**

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Barbara Gray  
General Manager  
Transportation Services

## **ATTACHMENTS**

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Attachment 1: Existing Construction Staging Area - 75 Broadway Avenue

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