

## **Construction Staging Area Time Extension - 100-120 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.

Reserve Properties Limited is constructing 33 and 21 level condominium towers, and a 36 level rental tower on the north side of Broadway Avenue, between Redpath Avenue and Mount Pleasant Road. The north sidewalk and a 2.7 metre-wide portion of the westbound north-side curb lane on Broadway Avenue, and the east sidewalk and a 1.6 metre-wide portion of the northbound lane on Redpath Avenue are closed for construction staging operations. Pedestrian operations are maintained on the north side of Broadway in a 2.1 metre-wide covered and protected walkway and on the east side of Redpath Avenue in a 1.7 metre-wide covered and protected walkway, within the closed portion of the existing applicable lanes.

At its meeting on December 15, 2021, City Council approved the subject construction staging area on Broadway Avenue, between Redpath Avenue and a point 102 metres east, from December 16, 2021 to December 31, 2022. On the same date, City Council approved the construction staging area on Redpath Avenue, between Broadway Avenue and a point 74 metres north, for the same time period. At the time, the developer indicated they would require the staging area on Broadway Avenue for a total of 13 months (from December 16, 2021 to December 31, 2022) and on Redpath Avenue for a total of 33 months (from December 16, 2021 to August 31, 2024).

As the previous permit was only approved for a 13-month period, the developer has requested an extension of the duration of the construction staging area on Redpath Avenue only, in order to complete the construction of the development.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Redpath Avenue from February 8, 2023 to August 31, 2024 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 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, from February 8, 2023 to August 31, 2024.
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 continue 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.
12. City Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.
13. City Council direct that Broadway Avenue and Redpath Avenue be returned to their 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, these fees will be approximately \$220,000.00.

## **DECISION HISTORY**

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At its meeting on December 15, 2021, City Council adopted item IE26.8, entitled "Construction Staging Area - 100-120 Broadway Avenue" and in so doing, authorized construction staging areas on Broadway Avenue and Redpath Avenue from December 16, 2021 to December 31, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.IE26.8>

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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### **Status of the Development**

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

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

- Above grade formwork: July 2022 to February 2025;
- Building envelope phase: February 2023 to April 2025; and
- Interior finishes stage: May 2023 to February 2026.

The developer originally requested a closure for 33 months to accommodate construction staging operations, but only received approval from City Council for an initial 13 month period.

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 on Redpath Avenue until August 31, 2024 is therefore essential to complete the development.

### **Construction Staging Area**

Construction staging operations on Redpath Avenue is taking place within the existing boulevard allowance and a portion of the northbound curb lane fronting the site. The east sidewalk and a 1.6 metre-wide portion of the northbound lane on Redpath Avenue is closed, between Broadway Avenue and a point 74 metres north, to accommodate construction staging operations for the development. Pedestrian operations on the east side of Redpath Avenue are maintained in a 1.7 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 there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Redpath Avenue is not expected to conflict with the City's capital works projects.

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 - 100-120 Broadway Avenue

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