

Construction Staging Area Time Extension – 55-65 Broadway Avenue

Date: March 5, 2024
To: Infrastructure & Environment Committee
From: General Manager, Transportation Services
Wards: Ward 12, Toronto-St. Paul's, Ward 15 - Don Valley West

SUMMARY

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. The south sidewalk and a 2.1-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 is currently closed for construction staging operations. City Council, at its meeting on June 8, 2021, approved the subject construction staging area on Broadway Avenue from June 14, 2021 to December 31, 2022. At the time, the developer indicated they would require the staging area for a total of 55 months, from June 14, 2021 to December 31, 2025. As the previous permit was only approved for a 19 month period, the developer has requested an extension of the duration of the construction staging area on Broadway Avenue.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Broadway Avenue for an additional 22 months, from March 28, 2024 to December 31, 2025, to allow for the construction of the development to be completed.

RECOMMENDATIONS

The General Manager, Transportation Services, recommends that:

1. City Council authorize the continuation of the closure of the south sidewalk and a 2.1-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 March 28, 2024 to December 31, 2025 inclusive.

2. City Council direct the applicant to continue 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 pedestrian, cyclist and motorist 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 that Broadway Avenue be returned to its pre-construction traffic regulations when the project is completed.

FINANCIAL IMPACT

There is no financial impact 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 closure on Broadway Avenue, these fees will be approximately \$325,000.00.

DECISION HISTORY

At its meeting of June 8, 2021, City Council adopted item IE22.10, entitled "Construction Staging Area - 55-65 Broadway Avenue" with amendments, and in so doing, authorized a construction staging area on Broadway Avenue from June 14, 2021 to December 31, 2022.

[Agenda Item History - 2021.IE22.10 \(toronto.ca\)](#)

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.

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

[Agenda Item History - 2017.CC34.7 \(toronto.ca\)](#)

COMMENTS

Status of the Development

Times Group Corporation has undertaken the construction of two 45-storey residential buildings at 55-65 Broadway Avenue. The site is bounded by Broadway Avenue to the north, existing residential uses to the east (75 Broadway Avenue), existing residential uses to the south (100 Roehampton Avenue) and existing residential uses (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 vehicular access to the development will be provided from Broadway Avenue.

Based on the information provided by the developer and at the time of this report, the developer is currently working on above grade formwork. The development is scheduled to be completed in May 2026. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: to be completed by May 2024;
- Building envelope phase: October 2023 to February 2025; and
- Interior finishes stage: March 2024 to May 2026.

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. Therefore, continued occupancy of the construction staging area until December 2025 is essential to complete the development.

Construction Staging Area

The construction staging area for the development is currently within the right-of-way and a portion of the eastbound curb lane fronting the site. The south sidewalk and a 2.1 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 is currently closed. The traffic lanes on Broadway Avenue have been realigned to the north in two 3.3 metre wide lanes. It should be noted that the traffic island within the westbound curb lane on Broadway Avenue (opposite from the subject site) was previously designated for on-street parking, but has since been removed to accommodate the required lane widths for vehicular traffic.

Pedestrians and people cycling around the construction staging area will not be impacted. The north sidewalk on Broadway Avenue is maintained and on the south side, pedestrians are redirected into a 2.1-metre-wide covered and protected walkway within the closed portion of the eastbound lane. Cycling operations are maintained on Broadway Avenue.

A drawing of the existing construction staging area is shown 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 Major Capital Works Program indicates from 2024-2026 indicates that a watermain replacement and local road resurfacing project 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Broadway Avenue for periods of less than 30 consecutive days over the 22-month life of the project in order to complete construction. These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods.

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

CONTACT

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SIGNATURE

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Transportation Services

ATTACHMENTS

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

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