

Construction Staging Area – 8-16 Locust Street

Date: March 17, 2025

To: Etobicoke York Community Council

From: Director, Traffic Management, Transportation Services

Wards: WARD 5, York South-Weston

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Pomerleau Inc is constructing a 37-storey residential condominium building at 8-16 Locust Street. The site is located on the north side Locust Street and 62 metres east of Weston Road.

Transportation Services is requesting authorization to close the north sidewalk and a portion of the westbound curb lane on Locust Street for a period of 36 months, from April 9, 2025 to April 30, 2028, in order to facilitate construction staging operations. Pedestrian movements on the north side of Locust Street abutting the site will be restricted and pedestrians will be directed to the south side sidewalk of Locust Street. Two-way traffic flow will be maintained on Locust Street at all times.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services, recommends that:

1. Etobicoke York Community Council authorize the closure of the north sidewalk and a 3.7 metre wide portion of the westbound curb vehicle traffic lane on Locust Street, between a point 62metres east of Weston Road and a point 70 metres further east, from April 9, 2025 to April 30, 2028.
2. Etobicoke York Community Council rescind the existing 1 hour parking in effect from 8:00 a.m. to 7:00 p.m. on south side of Locust Street, between a point 61 metres northeast of Weston Road and the northeast end of Locust Street from April 9, 2025 to April 30, 2028.

3. Etobicoke York Community Council prohibit stopping at all times on the south side of Locust Street, between a point 61 metres east of Weston Road and the northeast end of Locust Street from April 9, 2025 to April 30, 2028.
4. Etobicoke York Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
5. Etobicoke York Community Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
6. Etobicoke York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
7. Etobicoke York Community 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.
8. Etobicoke York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
9. Etobicoke York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.
10. Etobicoke York Community 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.
11. Etobicoke York Community Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.
12. Etobicoke York Community Council direct that Locust Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Pomerleau Inc 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 Locust Street these fees will be approximately \$232,000.00.

In addition to the street occupation fees, starting April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery fees.

DECISION HISTORY

City Council, at its meeting on August 23, 2021, adopted Item EY26.4 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 8-16 Locust Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY26.4>

COMMENTS

The Development and Timeline

Pomerleau Inc is constructing a 37-storey residential condominium building with 448 units and two-levels of underground parking and 82 parking spaces for vehicles at 8-16 Locust Street. All permanent access will be from Locust Street.

The site is bounded by a residential apartment building to the north, the Canadian National Railway line to the east, Locust Street to the south and single-family homes to the west.

The major construction activities and associated timeline for the development are described below:

- Demolition: from February 2025 to June 2025
- Excavation and shoring: from March 2025 to March 2026;
- Below grade formwork: from January 2026 to June 2026;
- Above grade formwork: from July 2026 to June 2027;
- Building envelope phase: from October 2026 to July 2027; and
- Interior finishes stage: from September 2026 to April 2028.

Existing Conditions

Locust Street is characterized by the following conditions:

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- It is a two lane, east-west, local roadway.
- It operates two-way traffic on a pavement width of approximately 7.2 metres.
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

The parking regulations on Locust Street, within the subject section are as follows:

North side

- No parking anytime between Weston Road and the east end of Locust Street

South side

- No parking anytime between Weston Road and a point 61 metres east
- 1 hour parking in effect from 8:00 a.m. to 7:00 p.m., between a point 61 metres northeast of Weston Road and the northeast end of Locust Street.

Proposed Construction Staging Area(s)

Based on the information provided by the developer, the excavation depth from the street level is approximately 12 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development site. The developer has advised that, due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site. Therefore, a closure of the north sidewalk on Locust Street is required to facilitate construction staging operations. To minimize the impact on the roadway, construction staging operations in the curb lane occupation will be limited to 7:00 a.m. to 4:00 p.m., daily, with the curb lane reopening at the end of each workday.

With the sidewalk closure in place, pedestrian movements will be restricted on north sidewalk and will be diverted towards south sidewalk of Locust Street. Pedestrian operations on the south sidewalk are maintained. The sidewalk closure is located on the north end of a cul-de-sac, therefore there is no significant impact to pedestrian movements.

During the temporary lane occupancy, the two-way traffic flow on Locust Street will be maintained at all times with the use of Traffic Control Persons. To enhance traffic flow around the construction staging area, parking will be prohibited at all times on the south side of Locust Street, between a point 61 metres east of Weston Road and the east end of Locust Street.

A review of the City's Five-Year Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on the public laneway on Locust Street is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 8-16 Locust Street

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