

Construction Staging Area – 8-16 Locust Street (Supplementary Report)

Date: April 10, 2025

To: Etobicoke York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 5, York South-Weston

SUMMARY

At its meeting on April 2, 2025, Etobicoke York Community Council deferred consideration of Item 2025.EY21.8 and requested the Chief Building Official and Executive Director, Toronto Building, the General Manager, Transportation Services, and the City Solicitor to coordinate a supplementary report addressing a number of items and report directly to the April 30, 2025, meeting of Etobicoke York Community Council. The items for consideration are as follows:

- a. The potential to enhance safety measures to protect current residents and children living on Locust Street while heavy construction takes place;
- b. The creation of an alternate staging area through the applicant's acquisition and acceptable relocation of the owners and tenants living at 6 Locust Street;
- c. The potential city liability should the city approve the demolition of half of the semi-detached home at 8 Locust Street;
- d. Any additional due diligence to be required of the applicant by the city, such as pre-construction inspections of homes in the vicinity of the site that may be impacted by heavy construction activity; and
- e. Any additional matters relevant to Etobicoke York Community Council's consideration of the Construction Staging application for 8-16 Locust Street.

This report has been written in consultation with the Chief Building Official and Executive Director, Toronto Building, the General Manager, Transportation Services, and the City Solicitor

RECOMMENDATIONS

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

1. Etobicoke York Community Council receive this report for information, supplemental to the report entitled Construction Staging Area - 8-16 Locust Street.

FINANCIAL IMPACT

There is no financial impact associated with the above recommendation.

DECISION HISTORY

Etobicoke York Community Council deferred consideration of the March 17, 2025 report Item EY21.8 from the Director of Traffic Management, Transportation Services, to the Etobicoke York Community Council meeting on April 30, 2025.

[Agenda Item History - 2025.EY21.8](#)

COMMENTS

In consultation with the developer and the Chief Building Official and Executive Director, Toronto Building, Transportation Services staff have reviewed and addressed the items as requested by the Etobicoke York Community Council. Each of the items requested for review by staff and responses are listed below.

- a. The potential to enhance safety measures to protect current residents and children living on Locust Street while heavy construction takes place.

Response: Staff have reviewed safety measures and project plans, including traffic control, vibration monitoring, noise compliance, and dust control. The only nearby residence with children (6 Locust Street) has now been acquired by the developer. Most properties across the street are vacant and owned by a developer for future high-rise construction. Since the street is a dead-end, a Traffic Control Person will manage pedestrian movements during material deliveries.

- b. The creation of an alternate staging area through the applicant's acquisition and acceptable relocation of the owners and tenants living at 6 Locust Street.

Response: The development cannot accommodate primary staging within the site due to safety and logistical constraints, such as insufficient truck maneuvering space, structural load concerns, and crane interference with power lines), the acquired property may be used for secure auxiliary purposes like site offices and prefab staging behind reinforced hoarding. The space offers limited

but valuable auxiliary functions while avoiding the safety and logistical challenges of full-scale staging operations.

c. The potential city liability should the city approve the demolition of half of the semi-detached home at 8 Locust Street.

Response: With the acquisition of 6 Locust Street now complete, there are no remaining liabilities for the demolition of the semi-detached home at 8 Locust Street. The demolition will only proceed once the residents at 6 Locust Street have fully vacated

d. Any additional due diligence to be required of the applicant by the City, such as pre-construction inspections of homes in the vicinity of the site that may be impacted by heavy construction activity.

Response: Pre-construction inspections of neighbouring homes were completed by the developer, in accordance with the approved site plan, except for the occupants of 6 Locust Street who refused access. This is now resolved as the property has been fully acquired by the developer.

e. Any additional matters relevant to Etobicoke York Community Council's consideration of the construction staging application for 8-16 Locust Street.

Response: A separate permit submission is to follow for the controlled demolition of the property at 6 Locust Street.

CONTACT

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SIGNATURE

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