

Construction Staging Area Time Extension – 109 Erskine Avenue

Date: August 29, 2025

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 15, Don Valley West

SUMMARY

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

LCG Residential Builders Ltd. has undertaken the construction of a 22-storey residential building at 109 Erskine Avenue. The site is located on the south side of Erskine Avenue, approximately 350 metres east of Yonge Street.

At its meeting of December 3, 2024, North York Community Council authorized the temporary closure of the eastbound curb lane and the south sidewalk on Erskine Avenue from December 4, 2024 to September 30, 2025. At the time, the developer indicated they would require the staging area for a total of 17 months, from December 4, 2024 to April 30, 2026, however, the occupation was only approved for a 10 month period.

Transportation Services is requesting authorization to extend the time duration of the construction staging area on Erskine Avenue for an additional five months, from October 1, 2025 to February 28, 2026, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. North York Community Council authorize the continuation of the closure of the south sidewalk and a 2.4-metre-wide portion of the eastbound curb lane on Erskine Avenue, between a point 27 metres west of Redpath Avenue and a point 30 metres further west,

and a provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from October 1, 2025 to February 28, 2026, inclusive.

2. North York Community 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 and to be cleared of any construction debris and made safe.

3. North York Community Council direct the applicant to continue 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).

4. North York Community Council direct the applicant to continue 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.

5. North York Community 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.

6. North York Community Council direct the applicant to continue to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.

7. North York Community Council direct the applicant to continue 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.

8. North York Community Council direct the applicant to continue 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 material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

9. North York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

10. North York Community 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.

11. North York Community 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.

12. North York Community Council direct the applicant to continue 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 with 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.

13. North York Community Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.

14. North York Community Council direct that Erskine Avenue 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. LCG Residential Builders Ltd. 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 Erskine Avenue these fees will be approximately \$35,000.00.

As of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of a traffic lane. Based on the proposed duration, length, and extent of the proposed lane closures on Erskine Avenue, these amount to approximately \$1,500.00.

DECISION HISTORY

North York Community Council, at its meeting on December 3, 2024 adopted Item NY19.21 entitled "109 Erskine Avenue - Construction Staging Area" with amendments, and in so doing, authorized a construction staging area on Erskine Avenue from December 4, 2024 to September 30, 2025.

[Agenda Item History - 2024.NY19.21](#)

City Council, at its meeting on March 20, 2024 adopted Item CC16.8 entitled "109 Erskine Avenue, 63-91 Montclair Avenue, and 1161 Kingston Road - Ontario Land Tribunal Hearing - Request for Directions"

[Agenda Item History - 2024.CC16.8 \(toronto.ca\)](#)

City Council, at its meeting on June 15, 2022 adopted Item NY32.2 "109 Erskine Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Final Report"

[Agenda Item History - 2022.NY32.2 \(toronto.ca\)](#)

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COMMENTS

Status of the Development

LCG Residential Builders Ltd. is constructing a 22-storey residential building at 109 Erskine Avenue. The site is located on the south side of Erskine Avenue between Yonge Street and Redpath Avenue. The site is bounded by Erskine Avenue to the north and residential properties to the east, west, and south.

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

- Demolition: Completed November 2023;
- Excavation and shoring: Completed May 2024;
- Below grade formwork: Completed October 2024;
- Above grade formwork: from October 2024 to October 2025;
- Building envelope phase: from May 2025 to November 2025; and
- Interior finishes stage: from June 2025 to February 2026.

The developer has informed Transportation Services that the ongoing closure of the eastbound curb lane and the south sidewalk on Erskine Avenue are still required due to limited availability of space within the site. The construction staging area will continue to be utilized for delivery of materials and equipment. Therefore, continued occupancy of the construction staging area until February 28, 2026, is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to take place within the existing boulevard allowance and the eastbound curb lane on the south side of Erskine Avenue, fronting the site. The south sidewalk and the eastbound curb lane on Erskine Avenue, between a point 27 metres west of Redpath Avenue and a point 30 metres further west, will continue to be closed to accommodate construction staging operations for the development.

Pedestrian operations on the south side of Erskine Avenue will continue to be maintained in a 1.7 metre wide covered and protected walkway within the closed portion of the existing lane on the south side of Erskine Avenue. Two-way traffic movement will continue to be maintained on Erskine Avenue.

Overall, the existing construction staging areas are operating acceptably, and Transportation Services does not recommend any modifications to the area.

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

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Erskine 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

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

ATTACHMENTS

Attachment 1: Extension of Closure Duration - 109 Erskine Avenue

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