

Construction Staging Area – 55 Eastern Avenue

Date: February 3, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Cherry Street, City Council approval of this report is required.

Multiplex Construction Canada Ltd. is constructing a 13-storey long-term care facility at 55 Eastern Avenue. The site is located on the west side of Cherry Street, between Front Street East and Eastern Avenue.

Transportation Services is requesting authorization to temporarily close the west sidewalk, a portion of the southbound curb lane, and southbound cycle track on Cherry Street, as well as temporarily close the north sidewalk and a portion of the westbound curb lane on Front Street East, for a period of 26 months, from April 1, 2025 to May 31, 2027, in order to enable construction staging operations for the development.

Pedestrians will be redirected from the west side to the east side of the roadway of Cherry Street. Pedestrian movements on the north side of Front Street East will be maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the curb lane. Pedestrian movements on Eastern Avenue will be maintained in a covered and protected walkway within the existing sidewalk on the south side.

RECOMMENDATIONS

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

1. City Council authorize the closure of the west sidewalk, southbound cycle track and a 4.4 metre-wide portion of the southbound curb lane on Cherry Street, between Front Street East and Eastern Avenue, from April 1, 2025 to May 31, 2027 inclusive.
2. City Council authorize the closure of the north sidewalk and a 4.3 metre wide portion of the westbound curb lane on Front Street East, between Cherry Street and a point

51.5 metres west, and a provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from April 1, 2025 to May 31, 2027 inclusive.

3. City Council rescind the existing parking machine regulation on the west side of Cherry Street, between a point 33 metres north of Front Street East and a point 20 metres further north, from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$4.25 per hour and for a maximum period of three hours.

4. City Council rescind the existing stopping prohibition at all times on the west side of Cherry Street between Front Street East and a point 33 metres north.

5. City Council prohibit stopping at all times on the west side of Cherry Street, between Front Street East and a point 53 metres north.

6. City Council rescind the existing parking prohibition at all times on the north side of Front Street East, between Cherry Street and a point 30.5 metres west.

7. City Council rescind the existing parking machine regulation on the north side of Front Street East, between Cherry Street and a point 51.5 metres west, from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$4.25 per hour and for a maximum period of three hours.

8. City Council prohibit stopping at all times on the north side of Front Street East, between Cherry Street and a point 51.5 metres west.

9. City Council rescind the existing parking machine regulation on the south side of Eastern Avenue, between Cherry Street and a point 33 metres west, from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$4.25 per hour and for a maximum period of three hours.

10. City Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Eastern Avenue, between Cherry Street and a point 33 metres west.

11. City Council prohibit stopping at all times on the south side of Eastern Avenue, between Cherry Street and a point 33 metres west.

12. 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.

13. City Council direct the applicant to construct and maintain, for the full length of the staging areas abutting Front Street and Eastern Avenue, fully covered, protected and unobstructed walkways 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).

14. City Council direct the applicant to ensure that the pedestrian walkways along the full length of the staging areas on Front Street and Eastern Avenue have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
15. City 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.
16. City Council direct the applicant 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.
17. City Council direct the applicant to provide 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.
18. City 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.
19. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
20. City 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.
21. City Council direct the applicant 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.
22. City Council direct the applicant, in consultation with Transportation Services, to maintain the northbound cycle track on the east side of Cherry Street and install appropriate signage to inform drivers and cyclists of any changes to the Southbound and Northbound cycle tracks on Cherry Street between Front Street East and Eastern Avenue.
23. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.
24. City Council direct that Cherry Street, Front Street East, and Eastern 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. Multiplex Construction Canada 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 Cherry Street, Front Street East, and Eastern Avenue these fees will be approximately \$1,325,000.00 including lost revenue from the parking machines.

DECISION HISTORY

City Council, at its meeting on October 1, 2021, Item MM36.32 entitled "Requesting the Minister of Municipal Affairs to Make a Minister's Zoning Order for the Re kai Centre at Cherry Place, a Non-Profit Long-Term Care Facility at 55 Eastern Avenue - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow".

[Agenda Item History - 2021.MM36.32](#)

COMMENTS

The Development and Timeline

Multiplex Construction Canada Ltd. is constructing a 13-storey long-term care facility at 55 Eastern Avenue. The site is located on the west side of Cherry Street, between Front Street East and Eastern Avenue. The site is bounded by Eastern Avenue to the north, Cherry Street to the east, Front Street East to the south, and a private business to the west

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

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

Existing Conditions

Cherry Street is characterized by the following conditions:

- It is a two-lane, north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The speed limit is 40 km/h
- TTC service is provided by the 504 King streetcar
- There are sidewalks located on both sides of the street

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

West side

- No stopping anytime on the west side between a point 53 metres north of Front Street East and Eastern Avenue
- Parking machines on the west side between a point 33 metres north of Front Street East and a point 20 metres further north

East side

- No stopping anytime

Proposed Construction Staging Areas

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of six metres.

The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers the majority of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access.

The property is further constrained by the adjacent private business on the west side of the site where there is no opportunity for temporary use of their lands. The developer will be occupying part of the private laneway on the west side of the property for construction staging operations. The private laneway is shared with the private business on the west side of the property and operates as a two-way laneway. During construction staging, the private laneway will be converted to one-way southbound only. Vehicles will access the private laneway at Eastern Avenue and egress at Front Street East. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Cherry Street and Front Street East will be essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Cherry Street will take place within the west boulevard allowance and the southbound cycle track, fronting the site. The west sidewalk will be closed between Eastern Avenue and Front Street East.

Pedestrians will be redirected from the west side to the east side of the roadway. Southbound cyclists will merge with vehicle traffic in the southbound lane between Eastern Avenue and Front Street East. With the construction staging area in place, the northbound lane, southbound lane, and northbound cycle track will be maintained.

To allow for heavy trucks to access the construction gate on the west side of Cherry Street, the northbound right-turn lane on Cherry Street at Eastern Avenue will be reduced and the northbound cycle track alignment will be shifted. A total of three parking machine spaces on the west side of Cherry Street, between a point 33 metres north of Front Street East and a point 20 metres further north will be removed. The applicant will be responsible for paying the lost revenue for all parking spaces removed.

Additionally, the developer will also have construction access gates on Front Street East and Eastern Avenue. Construction staging operations on Front Street East will take place within the north boulevard allowance and the westbound curb lane, fronting the site. Pedestrian operations will be maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the westbound lane. A total of three parking machine spaces on the north side of Front Street East, between Cherry Street and a point 51.5 metres west will be removed. The applicant will be responsible for paying the lost revenue for all parking spaces removed.

Pedestrian operations on the south side of Eastern Avenue will be maintained in a 2.1 metre wide covered and protected walkway within the existing sidewalk. A total of two parking machine spaces on the south side of Eastern Avenue, between Cherry Street and a point 33 metres west will be removed. The applicant will be responsible for paying the lost revenue for all parking spaces removed.

Intersection Capacity Analysis

To determine the impacts of the proposed construction staging area and the above noted lane reconfigurations, the existing and future (under construction) traffic operations were analyzed during the morning and afternoon peak hours at two intersections; intersection of Front Street East and Cherry Street and the intersection of Eastern Avenue and Cherry Street.

The existing traffic operations were analyzed using the current lane configurations and vehicular/pedestrian traffic volumes. The future conditions were analyzed using the lane configurations available during construction of the site and projected traffic volumes. The results and Measure of Effectiveness (MOE) of the of the analysis are tabulated below:

Intersection	Effected movement	Existing Conditions		Future Conditions (Under Construction)		Impact
		Average Delay:	Queue Length:	Average Delay:	Queue Length:	
Front Street East and Cherry Street	Eastbound and Westbound	30 seconds	18 metres	33 seconds	9 metres	Increase in delay by 3 seconds and increase in queue length 11 meters
Eastern Avenue and Cherry Street	Northbound right turn	43 seconds	24 metres	43 seconds	24 metres	No impacts on queue length and average delay

As summarized in table, under existing conditions, both the signalized intersections operates well during the weekday morning and afternoon peak hours with all movements functioning within residual capacity and acceptable delays.

Under future (under construction) conditions, the average delay and queue length for the effected eastbound and westbound movements on Front St are expected to increase. Meanwhile, the critical northbound right-turn movement on Cherry Street is expected to operate with queue lengths and average delay similar to the existing conditions. However, due to decreased storage length (35 meters to 15 meters), the queue length now exceeds the available storage length. Despite the increase in queue length on Front Street East and decreased storage length on Cherry St, the traffic operations are expected to remain within acceptable levels.

Based on traffic operations analysis, the proposed construction staging area on Front Street East are expected to have an acceptable impact on road network operations in the surrounding area. It is anticipated that the proposed closures will not negatively impact TTC services on Front Street East and Cherry Street. Once the construction staging area is in place, Transportation Services will monitor the intersection for any congestion, specifically in the westbound direction and if necessary, make adjustments to the signal timings.

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

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 areas on Front Street East and on Cherry Street are not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Multiplex Construction Canada Ltd, has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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: Proposed Construction Staging Area - 55 Eastern Avenue

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