

## **Construction Staging Area Time Extension - 176-178 Front Street East and 33 Sherbourne Street**

**Date:** January 31, 2025

**To:** Toronto and East York Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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

Menkes Developments Ltd. has undertaken the construction of a 39-storey residential condominium building at 180 Front Street East (formerly 176-178 Front Street East and 33 Sherbourne Street). The site is located at the northeast corner of Front Street East and Sherbourne Street.

At its meeting of November 15, 2023, Toronto and East York Community Council authorized the temporary closure of the east sidewalk and a portion of the northbound curb lane on Front Street East, between Sherbourne Street and a point 58 metres east, from November 16, 2023 to December 31, 2024. At the time, the developer indicated they would require the staging area for a total of 26 months, from November 16, 2023 to December 31, 2025, however, the occupation was only approved for a 14 month period.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Front Street East for an additional eight months, from February 21, 2025 to September 30, 2025, to allow for the construction of the development to be completed.

### **RECOMMENDATIONS**

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The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council authorize the continuation of the closure of the east sidewalk and a 2.2 metre wide portion of the northbound curb lane on Front Street East, between Sherbourne Street and a point 58 metres east, and provision of a

temporary pedestrian walkway within the closed portion of Front Street East, from February 21, 2025 to September 30, 2025 inclusive.

2. Toronto and East 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 to be cleared of any construction debris and made safe.

3. Toronto and East 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. Toronto and East 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. Toronto and East 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. Toronto and East 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. Toronto and East 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. Toronto and East 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 large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

9. Toronto and East 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. Toronto and East 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. Toronto and East 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. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to continue to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
13. Toronto and East York Community Council direct that the occupation permit for construction staging on Front Street East continue to be conditional, subject to there being no conflicts with Metrolinx transit project construction.
14. Toronto and East York Community Council direct the applicant to continue to create a publicly accessible website with regular construction updates and post the website address on the construction site hoarding, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
15. Toronto and East York Community Council direct the applicant to continue to mitigate light pollution by installing a shield/barrier on any lighting standards within close proximity to adjacent residential properties, such as cranes.
16. Toronto and East York Community Council, in areas where no cycling lanes exist, direct the applicant to continue to consult with Transportation Services to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclists to safely share the road.
17. Toronto and East York Community Council direct the Director, Traffic Management, Transportation Services, and the applicant to continue to establish a Construction Management Working Group that meets monthly and invite local stakeholders including Municipal Licensing and Standards, Toronto Building, adjacent neighbours, local resident groups, local Business Improvement Areas, and local school administration.
18. Toronto and East York Community Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, residents' association, and Business Improvement Area Board of Management.
19. Toronto and East York Community Council direct that Front Street East be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Menkes Developments 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 closure on Front Street East, these fees will be approximately \$205,000.00.

## **DECISION HISTORY**

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At its meeting of November 15, 2023, Toronto and East York Community Council adopted Item TE9.46, entitled "176-178 Front Street East and 33 Sherbourne Street - Construction Staging Area" with amendments, and in so doing, authorized a construction staging area on Front Street East from November 16, 2023 to December 31, 2024.

[Agenda Item History - 2023.TE9.46](#)

At its meeting of September 30, 2020, City Council adopted Item TE18.6, entitled "176-178 Front Street East and 33 Sherbourne Street - Zoning Amendment Application - Final Report" with amendments, and in so doing, amended Zoning By-laws No. 1093-2021 and 1094-2021 for the lands municipally known as 176 and 178 Front Street East and 33 Sherbourne Street.

[Agenda Item History - 2020.TE18.6](#)

## **COMMENTS**

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### **Status of the Development**

Menkes Developments Ltd. is constructing a 39-storey residential condominium with a total of 484 units, ground floor retail, and 3-levels of underground parking at 176-178 Front Street East and 33 Sherbourne Street. The site is located on the northeast corner of Front Street East and Sherbourne Street.

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. The development is scheduled to be fully completed in December 2025, however, the construction staging area is required only until September 30, 2025. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: from August 2023 to April 2025;
- Building envelope phase: from June 2024 to June 2025; and
- Interior finishes stage: from August 2024 to December 2025.

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 September 30, 2025 is essential to complete the development.

### **Construction Staging Area**

Construction staging operations will continue to take place within the existing boulevard allowance and the westbound curb lane on the north side of Front Street East, abutting the site. The north sidewalk and the westbound curb lane on Front Street East, between Sherbourne Street and a point 58 metres east, will continue to be closed to

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accommodate construction staging operations for the development. Pedestrian movements on the north side of Front Street continue to be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the north side of Front Street East and on the east side of Sherbourne Street within the existing sidewalk. Two-way traffic movement will continue to be maintained on Front Street East.

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 drawing of the proposed 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 Front Street East 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**

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

## **ATTACHMENTS**

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Attachment 1: Extension of Closure Duration - 176-178 Front Street East and 33 Sherbourne Street

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