

Construction Staging Area – 1 Roxborough Street West

Date: March 18, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

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

North Drive is constructing a 12-storey residential condominium building at 1 Roxborough Street West. The site is located on the southwest corner of Yonge Street and Roxborough Street.

The project will be undertaken in multiple phases, with varying degrees of sidewalk and traffic lane closures on Roxborough Street West, as well as a full closure of Paul Hahn Lane. Phase 1 of the project will require a full closure of Paul Hahn Lane, between Roxborough Street West and a point 49 metres south for a period of 7 months, to facilitate excavation and shoring activities. In addition, a stopping prohibition will be implemented on the south side of Roxborough Street to ensure safe inbound and outbound movements from access/egress points on the south side of Roxborough Street.

It should be noted that the approval of the construction staging permit is conditional on all construction vehicles travelling from the site from northbound or southbound on Yonge Street to westbound on Roxborough Street. Likewise, when egressing the site, construction vehicles may only travel eastbound to Yonge Street. Construction vehicles are prohibited from travelling westbound on Roxborough Street to Avenue Road. It is the obligation of the developer to ensure that access into the site or egress movements are conducted safely.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize a full closure of Paul Hahn Lane, between Roxborough Street West and a point 49 metres south, from April 30, 2025 to November 30, 2025.
2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 10:00 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 for maximum period of 3 hours, on both sides of Roxborough Street West between Yonge Street and a point 33 metres west.
3. Toronto and East York Community Council rescind the existing maximum 1 hour parking regulation in effect from 10:00 a.m. to 6:00 p.m., on the north side of Roxborough Street West, between Yonge Street and a point 33 metres west.
4. Toronto and East York Community Council rescind the existing maximum 1 hour parking regulation in effect from 10:00 a.m. to 6:00 p.m., on the south side of Roxborough Street West, between Yonge Street and a point 56 metres west.
5. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the even (north) side of Roxborough Street West, from Yonge Street to a point 33 metres west.
6. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the odd (south) side of Roxborough Street West, from Yonge Street to a point 56 metres west.
7. Toronto and East York Community Council prohibit stopping at all times on the north side of Roxborough Street West, between Yonge Street and a point 33 metres west.
8. Toronto and East York Community Council prohibit stopping at all times on the south side of Roxborough Street West, between Yonge Street and a point 56 metres west.
9. Toronto and East 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.
10. Toronto and East 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).
11. Toronto and East 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.

12. Toronto and East 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.

13. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.

14. Toronto and East 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.

15. Toronto and East 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.

16. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

17. Toronto and East 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.

18. Toronto and East York Community 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.

19. Toronto and East 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.

20. Toronto and East York Community Council direct that Roxborough Street West and Paul Hahn Lane be returned to its pre-construction traffic and parking regulations when the project is complete.

21. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. North Drive 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 Paul Hahn Lane these fees will be approximately \$225,000.00 including lost revenue from the parking machines.

DECISION HISTORY

Ontario Land Tribunal, pursuant to its Order issued July 31, 2024 in relation to Tribunal Case Number OLT-23-000875, authorized an amendment to By-law No. 761-2023 to permit a 12-storey mixed-use building with a total of 28 residential units, for the lands municipally known as 1080 – 1088 Yonge Street.

City Council, at its meeting on July 19 and 20, 2023, adopted item - 2023.TE6.10 entitled "TE6.10 - 1080-1088 Yonge Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval".

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.10>

COMMENTS

The Development and Timeline

North Drive is constructing a 12-storey condominium building with 24 units and four levels of underground parking at 1 Roxborough Street West. All permanent access will be from Roxborough Street West and Paul Hahn Lane. The site is bounded by Roxborough Street West to the north, Yonge Street to the east, a commercial building (1072 Yonge Street) to the south and Paul Hahn Lane to the west.

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

- Excavation and shoring: from January 2025 to August 2025;
- Below grade formwork: from November 2025 to March 2026;
- Above grade formwork: from March 2026 to January 2027;
- Building envelope phase: from August 2026 to March 2027, and;
- Interior finishes stage: from December 2026 to December 2027.

Existing Conditions

Roxborough Street West is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 10 metres
- The daily two-way traffic volume is approximately 2,400 vehicles
- The subject section of Roxborough Street West has traffic calming speed humps installed and a posted speed limit of 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 Roxborough Street West, within the subject section are as follows:

North side

- Parking machine regulation in effect from 10:00 a.m. to 9:00 p.m.; Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours
- Maximum 1 hour parking regulation in effect from 10:00 a.m. to 6:00 p.m.
- Permit parking regulation in effect from 12:01 a.m. to 10:00 a.m.

South side

- Parking machine regulation in effect from 10:00 a.m. to 9:00 p.m.; Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours
- Maximum 1 hour parking regulation in effect from 10:00 a.m. to 6:00 p.m.
- Permit parking regulation in effect from 12:01 a.m. to 10:00 a.m.

Paul Hahn Lane is characterized by the following conditions:

- It is a one-lane, north-south, public laneway
- It operates two-way traffic on a pavement width of approximately 2.2 metres
- Traffic volume counts for this laneway are not available
- The speed limit is 50 km/h
- There are no sidewalks on either side of the street
- Parking in the laneway is prohibited at all times

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 14 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. For Phase 1 of the development, it was not feasible to facilitate excavation activities on the south side of Roxborough Street due to existing utility infrastructure on the south boulevard of the street. In addition, staging activities on Yonge Street would impact the traffic flow and people cycling on the west side of Yonge Street. Therefore, a temporary closure of Paul Hahn Lane, between Roxborough Street and a point 49 metres south is required. In addition to excavation activities, the laneway closure will accommodate the storage of materials and a dewatering tank.

Subject to approval, the public laneway, between Roxborough Street West and a point 49 metres south will be closed to all road users, in order to accommodate construction staging operations for the development.

To facilitate in order to provide the extra space needed to accommodate truck inbound and outbound turn maneuver into the construction site, stopping will be prohibited at all times in the vicinity of the public laneway.

The footprint of the construction staging will not expand onto Roxborough Street West for Phase 1. It should be noted that a construction staging area is required on the south boulevard allowance and eastbound curb lane in the subsequent phases of construction, mainly to facilitate the delivery of construction materials.

The proposed no stopping anytime regulation will result in the loss of nine permit parking spaces on Roxborough Street West. The Permit Parking Unit confirmed that the loss of nine permit parking spaces can be absorbed in the surrounding Permit Parking area.

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

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program in 2025 indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area is not expected to conflict with any of the City's capital works projects at this time.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that North Drive, 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 - 1 Roxborough Street West

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