

Construction Staging Area Time Extension - 125 George Street

Date: April 11, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

Alterra Group of Companies has undertaken the construction of a 39-storey residential condominium building at 125 George Street. The site is located on the southeast corner of George Street and Richmond Street East.

At its meeting of November 15, 2023, Toronto and East York Community Council authorized the temporary closure of the northbound lane on George Street and a portion of the westbound curb lane on Richmond Street 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 38 months, from November 16, 2023, to December 31, 2026, however, the occupation was only approved for a 14-month period.

Transportation Services is requesting authorization to extend the time duration of the construction staging area on George Street for an additional 17 months, from May 2, 2025, to September 30, 2026, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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 3-metre-wide portion of the northbound curb lane on George Street, between Richmond Street East and a point 45.5 metres south, and provision of a

temporary pedestrian walkway within the closed portion of George Street, from May 2, 2025, to September 30, 2026.

2. Toronto and East York Community Council authorize the continuation of the closure of the south sidewalk and a 3.7-metre-wide portion of the south side westbound curb lane on Richmond Street East, between George Street and a point 103 metres east, and provision of a temporary pedestrian walkway within the closed portion of Richmond Street East, from May 2, 2025, to September 30, 2026.

3. 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.

4. 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).

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.
12. 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.
13. 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.
14. Toronto and East York Community Council direct that the occupation permit for construction staging on George Street and on Richmond Street East continue to be conditional, subject to there being no conflicts with Metrolinx transit project construction.
15. 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.
16. 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.
17. 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.
18. 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 Buildings, adjacent neighbours, local resident groups, local Business Improvement Areas, and local school administration.
19. 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.
20. Toronto and East York Community Council direct that George Street and Richmond Street East 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. Alterra Group of Companies 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 George Street and on Richmond Street East, these fees will be approximately \$470,000.00, including lost revenue from the parking machines.

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 George Street and Richmond Street East, these fees will be approximately \$30,000.00.

DECISION HISTORY

At its meeting of November 15, 2023, Toronto and East York Community Council adopted Item TE9.47, entitled "125 George Street - Construction Staging Area" with amendments, and in so doing, authorized a construction staging area on George Street and on Richmond Street East from November 16, 2023, to December 31, 2024.

[Agenda Item History - 2023.TE9.47](#)

At its meeting on October 1, 2021, City Council adopted Item TE27.4 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 109-125 George Street and 231 Richmond Street East.

[Agenda Item History - 2021.TE27.4 \(toronto.ca\)](#)

COMMENTS

Status of the Development

Alterra Group of Companies is constructing a 39-storey condominium at 125 George Street. The site is located on the southeast corner of George Street and Richmond Street East.

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 May 2027, however, the construction staging area is required only until September 30, 2026. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: from June 2024 to December 2025.
- Building envelope phase: from March 2025 to October 2026; and
- Interior finishes stage: from April 2025 to May 2027.

The developer has informed staff that the ongoing closure of the westbound curb lane and south sidewalk on Richmond Street East and the northbound curb lane and east sidewalk of George Street are still required due to limited availability of space on-site. The construction staging areas will continue to be utilized for material deliveries (concrete and steel rebar), equipment and material storage, worker facilities, and providing adequate space for safe worker movement. Therefore, continued occupancy of the construction staging area until September 30, 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 northbound curb lane on the east side of George Street, abutting the site. The east sidewalk and the northbound curb lane on George Street, between Richmond Street East and a point 45.5 metres further south, will continue to be closed to accommodate construction staging operations for the development.

Pedestrian operations on the east side of George Street will continue to be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the east side of George Street. Two-way traffic movement will continue to be maintained on George Street.

Construction staging operations on Richmond Street East will continue to take place within the existing boulevard allowance and the westbound curb lane on the south side of Richmond Street East, abutting the site. The south sidewalk and the south side westbound lane on Richmond Street East, between George Street and a point 103 metres further east, will continue to be closed to accommodate construction staging operations for the development. Pedestrian operations on the south side of Richmond Street East continue to be maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the existing lane on the south side of Richmond Street East. The number of traffic lanes in the westbound direction continue to be reduced from three to two lanes.

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

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

A review of the City's Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on George Street and Richmond Street East, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

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 - 125 George Street

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