

Construction Staging Area Time Extension - 5 Scrivener Square

Date: April 30, 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.

Tricon Residential has undertaken the construction of a **23-storey** mixed use building. The site is located on the southeast corner of Yonge Street and Scrivener Square. **The original height of the building was 21-storeys, however a minor variance application was approved in July 2024 to increase the final height of the building to 23-storeys.**

At its meeting of February 24, 2021, Toronto and East York Community Council authorized the temporary closure of the south sidewalk on Scrivener Square, between Yonge Street and the east limit of the roadway, from March 21, 2021 to March 31, 2025. The developer has requested an extension of the duration of the construction staging area on Scrivener Square, as a result of delays to the construction schedule.

The developer expects all construction activities to be completed October 2026, however, the subject construction staging area is only required until December 2025. Subsequently, the construction staging area on Scrivener Square will be removed and the remaining activities will occur within the site.

Transportation Services is requesting authorization to extend the time duration of the construction staging area on Scrivener Square for an additional eight months, from May 2, 2025 to December 31, 2025, 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 south sidewalk on Scrivener Square, between Yonge Street and a point 81 metres east, from May 2, 2025, to December 31, 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 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 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.

13. 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 proximity to adjacent residential properties, such as cranes.

14. Toronto and East York Community Council direct the applicant to continue to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.

15. 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.

16. Toronto and East York Community Council direct that Scrivener Square 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. **Tricon Residential** 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 Scrivener Square these fees will be approximately \$45,000.00.

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 Scrivener Square, these fees will be approximately \$1,500.00.

DECISION HISTORY

At its meeting of February 24, 2021, Toronto and East York Community Council adopted Item TE23.59, entitled "Construction Staging Area - 5 Scrivener Square, 4-10R Construction Staging Area Time Extension - 5 Scrivener Square

Price Street and 1095-1107 Yonge Street" without amendment, and in so doing, authorized a construction staging area on Scrivener Square from March 1, 2021, to March 31, 2025.

[Agenda Item History - 2021.TE23.59](#)

Local Planning Appeal Tribunal, formerly known as The Ontario Municipal Board, pursuant to its Order Issued October 30, 2020, in relation to Board Case No. PL171410, authorized an amendment to Zoning By-law No. 438-86, for the lands municipally known as 5 Scrivener Square, 4-10 and 10R Price Street.

At its meeting of July 23, 24, 25, 26, 27 and 30, 2018 adopted Item TE34.46, entitled "5 Scrivener Square, 4-10 and 10R Price Street and 1095-1107 Yonge Street - Official Plan and Zoning Amendment Applications - Request for Direction Report" with amendments. This item was considered by Toronto and East York Community Council on July 4, 2018, and was adopted with amendments.

[Agenda Item History - 2018.TE34.46](#)

COMMENTS

Status of the Development

Tricon Residential is constructing a **23-storey** mixed use building with five levels of underground parking. The site is bounded by Yonge Street to the west, Scrivener Square to the north and east and Price Street to the south.

Based on the information provided by the developer, the site encountered delays to the schedule due to issues with overhead activities, specifically precast erection and window installation. The developer is currently working on the building envelope phase and interior finishes stage. The development is scheduled to be completed in October 2026, however the construction staging area is only required until December 31, 2025. Additional major construction activities and associated timelines for the development are as follows:

- Building envelope phase: from May 2024 to October 2025; and
- Interior finishes stage: from October 2024 to October 2026.

In view of the above, continued occupancy of the construction staging area until December 31, 2025, is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to take place within the existing boulevard allowance. The south sidewalk on Scrivener Square, between Yonge Street and the north-south portion of Scrivener Square will continue to be closed to accommodate construction staging operations for the development. Pedestrians will continue to be redirected from the south side to the north side of the roadway of Scrivener Square. Pedestrian movements on the north side of Price Street will continue to be maintained

in a covered and protected walkway within the existing sidewalk. Two-way traffic movement will continue to be maintained on Scrivener Square.

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 Scrivener Square 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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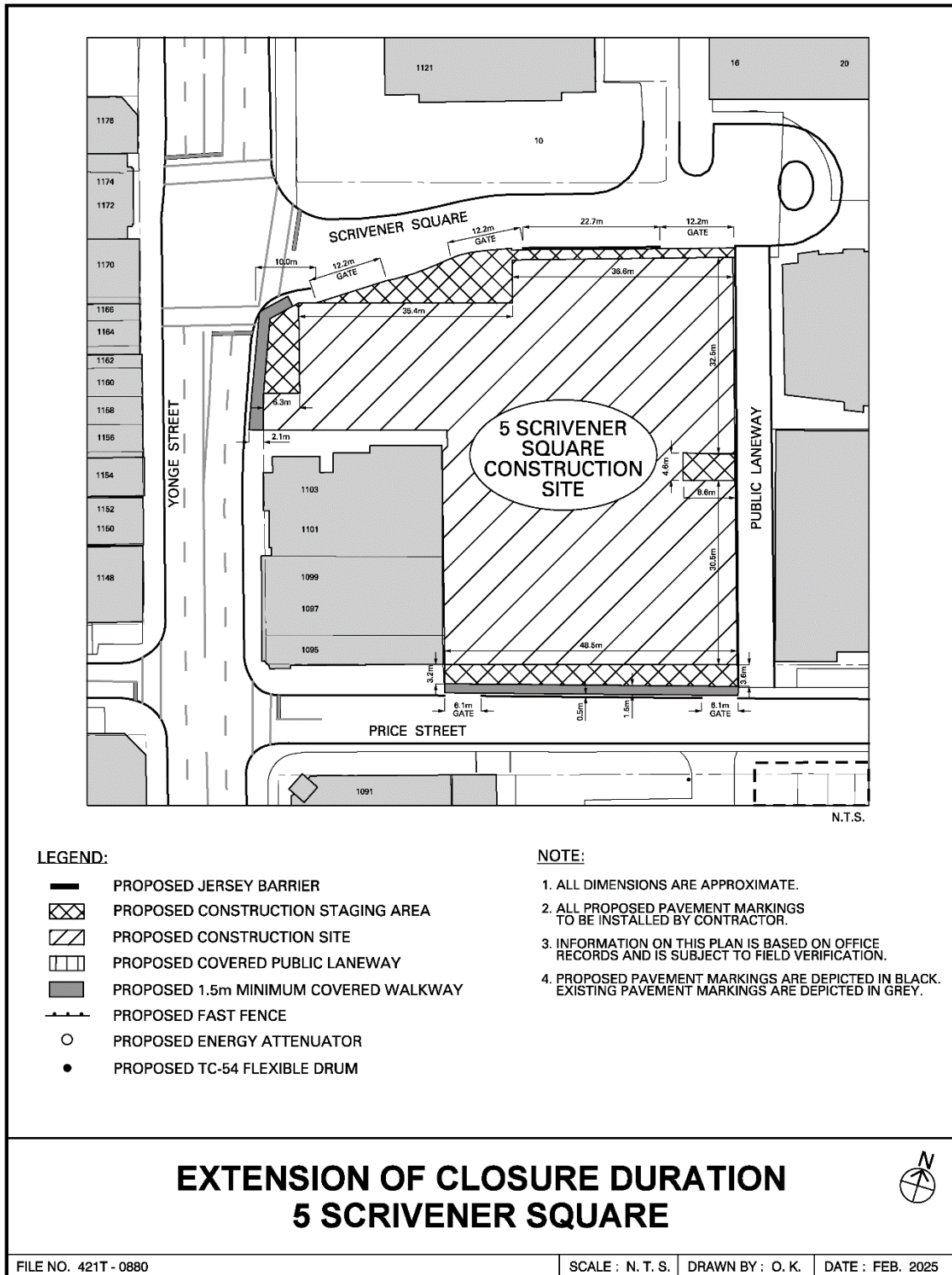
SIGNATURE

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

ATTACHMENTS

Attachment 1: Extension of Closure Duration - 5 Scrivener Square

Attachment 1: Extension of Closure Duration - 5 Scrivener Square



LEGEND:

- PROPOSED JERSEY BARRIER
- ▨ PROPOSED CONSTRUCTION STAGING AREA
- ▧ PROPOSED CONSTRUCTION SITE
- ▩ PROPOSED COVERED PUBLIC LANEWAY
- PROPOSED 1.5m MINIMUM COVERED WALKWAY
- +— PROPOSED FAST FENCE
- PROPOSED ENERGY ATTENUATOR
- PROPOSED TC-54 FLEXIBLE DRUM

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PAVEMENT MARKINGS TO BE INSTALLED BY CONTRACTOR.
3. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.
4. PROPOSED PAVEMENT MARKINGS ARE DEPICTED IN BLACK. EXISTING PAVEMENT MARKINGS ARE DEPICTED IN GREY.

**EXTENSION OF CLOSURE DURATION
5 SCRIVENER SQUARE**

FILE NO. 421T - 0880 SCALE : N. T. S. DRAWN BY : O. K. DATE : FEB. 2025