

Construction Staging Area – 30 Merton Street

Date: May 20, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

QuadReal Property Group is constructing a 37-storey residential rental building at 30 Merton Street. The site is located on the northeast corner of Merton Street and Al Green Lane.

Transportation Services is requesting authorization to temporarily close a portion of the westbound curb lane and the north sidewalk on Merton Street for a period of 25 months, from June 6, 2025 to June 30, 2027, in order to enable construction staging operations for the development. Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway within the closed portion of the westbound lane on the north side of Merton Street.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the north sidewalk and a 4.3 metre-wide portion of the westbound curb lane on Merton Street, between Al Green Lane and a point 57 metres east, and a provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from June 6, 2025 to June 30, 2027 inclusive.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Merton Street, between Yonge Street and a point 83.8 metres east.

3. Toronto and East York Community Council prohibit stopping at all times on the north side of Merton Street, between a point 53 metres east of Yonge Street and a point 72 metres further east.

4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$4.25 per hour and for a maximum of 3 hours, on the south side of Merton Street, between a point 83.8 metres east of Yonge Street and a point 41 metres further east.

5. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Merton Street, between a point 53 metres east of Yonge Street and a point 98 metres further east.

6. Toronto and East York Community Council prohibit stopping at all times on the south side of Merton Street, between a point 53 metres east of Yonge Street and a point 98 metres further east.

7. Toronto and East York Community 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.

8. 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).

9. 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.

10. 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.

11. Toronto and East York Community 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. Toronto and East York Community Council direct that the traffic median on the south side of Merton Street at a point 79.5 metres east of Yonge Street be reconstructed when the project is complete.

19. Toronto and East York Community Council direct that Merton Street be returned to its pre-construction traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. QuadReal Property Group 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 Merton Street these fees will be approximately \$400,000.00 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 closure on Merton Street, these fees will be approximately \$12,000.00.

DECISION HISTORY

City Council, at its meeting on July 28 and 29, 2020, adopted Item CC23.14 entitled "30 Merton Street - Zoning By-law and Official Plan Amendments - Request for Further Direction Regarding Local Planning Appeal Tribunal Hearing".

[Agenda Item History - 2020.CC23.14](#)

City Council, at its meeting on June 18 and 19, 2019, adopted Item TE6.15 entitled "30 Merton Street - Official Plan Amendment and Zoning By-law Amendment Applications - Request for Direction". This item was considered by Toronto and East York Community Council on May 22, 2019 and was adopted with amendments.

[Agenda Item History - 2019.TE6.15](#)

COMMENTS

The Development and Timeline

QuadReal Property Group is constructing a 37-storey residential rental building at 30 Merton Street. The site is bounded by a residential property to the north, a private business to the east, Merton Street to the south, and Al Green Lane to the west.

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 January 2028, however, the construction staging area is required only until June 30, 2027. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: from March 2025 to August 2026;
- Building envelope phase: from September 2025 to November 2026; and
- Interior finishes stage: from April 2026 to January 31, 2028.

Existing Conditions

Merton Street is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 11 metres
- The speed limit is 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 Merton Street, within the subject section are as follows:

North side

- No parking anytime on the north side between Yonge Street and a point 83.8 metres east

- Parking machines on the north side between a point 83.8 metres east of Yonge Street and a point 187.5 metres west of Pailton Crescent

South side

- No parking 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. The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers most 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 surrounding areas, such as Al Green Lane on the west side, a private business on the east side and a residential property on the north side of the site. Therefore, alternative staging areas were not feasible.

Construction staging operations on Merton Street will take place within the existing boulevard allowance and the westbound curb lane on the north side of Merton Street, fronting the site. The north sidewalk and westbound curb lane on Merton Street, between Al Green Lane and a point 57 metres east will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a protected 1.8 metre wide covered walkway within the closed portion of the westbound lane. With the construction staging area in place, two-way traffic operation will be maintained. A total of six parking machine spaces on the north side of Merton Street, between a point 83.8 metres east of Yonge St and a point 41 metres further east will be removed. The applicant is responsible for paying the lost revenue for all parking spaces removed.

The eastbound and westbound lanes on Merton Street will be shifted to accommodate the construction staging area. The traffic median on the south side of Merton Street at a point 79.5 metres east of Yonge Street, will be removed to maintain two-way traffic movement. The applicant is responsible for reconstructing the traffic median when the project is complete.

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 Merton Street is 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 QuadReal Property Group 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.

Construction Staging Area - 30 Merton St

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 - 30 Merton Street

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