

Construction Staging Area – 20-22 Front Street West

Date: June 19, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Front Street West, City Council approval of this report is required.

Multiplex Construction Canada Limited is constructing a 51-storey residential rental building at 20-22 Front Street West. The site is located on north side of Front Street West, between Bay Street and Yonge Street.

Transportation Services is requesting authorization to temporarily close a portion of the westbound curb lane and the north sidewalk on Front Street West for a period of 65 months, from August 1, 2025 to December 31, 2030, in order to facilitate construction staging operations for the development. Pedestrians will be redirected into a 2.1 metre wide covered and protected walkway within the closed portion of the westbound lane on the north side of Front Street West.

RECOMMENDATIONS

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

1. City Council authorize the closure of the north sidewalk and a 4.6 metre wide portion of the westbound curb lane on Front Street West, between a point 63 metres west of Yonge Street and a point 53 metres further west, and the provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from August 1, 2025 to December 31, 2030, inclusive.
2. City Council rescind the existing parking prohibition in effect at all times on the north side of Front Street West, between a point 30 metres west of Yonge Street and a point 86 metres further west.

3. City Council prohibit stopping at all times on the north side of Front Street West, between a point 30 metres west of Yonge Street and a point 86 metres further west.
4. City 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 \$5.00 per hour and for a maximum of 3 hours, on the north side of Front Street West, between a point 63 metres west of Yonge Street and a point 18.5 metres further west.
5. City Council direct the applicant to 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.
6. City 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).
7. City 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.
8. City 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.
9. City 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.
10. City Council direct the applicant 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.
11. City Council direct the applicant to provide 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.
12. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. City 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.

14. City 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.

15. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

16. City Council direct that Front Street West 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.

17. City Council direct the applicant to suspend truck movements including deliveries to the site between 8:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 7:00 p.m. weekdays.

18. City Council direct the applicant that any construction vehicle damages to the centre median on Front Street West, fronting the site, be reconstructed when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Multiplex Construction Canada Limited 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 West these fees will be approximately \$2,900,000.00 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 Front Street West, these fees will be approximately \$183,000.00.

DECISION HISTORY

City Council, at its meeting on July 24 and 25, 2024, adopted Item TE15.7 entitled "Front Street West - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval". This item was considered by Toronto and East York Community Council on July 10, 2024 and was adopted with amendments.
[Agenda Item History - 2024.TE15.7](#)

City Council, at its meeting on July 24 and 25, 2024, adopted Item TE15.21 entitled "20 (22) Front Street West - Alterations to a Heritage Property Under Part V, Section 42 of the Ontario Heritage Act and Authority to Amend the Heritage Easement Agreement".

This item was considered by Toronto and East York Community Council on July 10, 2024 and was adopted without amendments.

[Agenda Item History - 2024.TE15.21](#)

COMMENTS

The Development and Timeline

Multiplex Construction Canada Limited is constructing a 51-storey residential rental building at 20-22 Front Street West. The site is located on north side of Front Street West, between Bay Street and Yonge Street. The site is bounded by Hockey Hall of Fame to the north, Brookfield Place complex to the east, Front Street West to the south, and TD Canada Trust Tower to the west.

The major construction activities and associated timelines for the development are as follows:

- Demolition: from September 2025 to December 2026;
- Excavation and shoring: from January 2027 to March 2027;
- Below grade formwork: from April 2027 to January 2028;
- Above grade formwork: from January 2028 to December 2029;
- Building envelope phase: from September 2028 to January 2030; and
- Interior finishes stage: from June 2028 to December 2030.

Existing Conditions

Front Street West is characterized by the following conditions:

- It is a four-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 22 metres
- The speed limit is 40 km/h
- TTC service is provided by 121 Esplanade-River bus
- There are sidewalks located on both sides of the street

The parking regulations on Front Street West, within the subject section are as follows:

North side

- No parking anytime on the north side between Bay Street and the lane first east of Bay Street
- No Stopping anytime on the north side between Yonge Street and a point 30 metres west
- Parking machines on the north side between Yonge Street and Bay Street, 9:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday

South side

- Parking machines on the south side between Bay Street and Yonge Street, 9:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m., Sunday

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. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of 76 metres. 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 built-up land uses on all fronts with the exception of Front Street West. Therefore, the temporary occupation of the westbound curb lane on Front Street West is essential to facilitate construction staging activities. It should be noted that the development integrates within the existing Brookfield Place complex and the developer has made arrangements for the use of the Brookfield Place Plaza where the majority of their construction staging will take place. Additional space for staging and loading on Front Street West is required for:

- Facilitating delivery of truck access
- Loading and off-loading materials using tower crane pick up points
- Protection scaffold to incorporate demolition, heritage retention and restoration works
- Temporary material storage
- Construction offices and worker facilities
- Confined and secure construction traffic areas to ensure public safety
- Covered pedestrian walkway designed to meet City standards outside the enclosure line
- Efficient traffic flow management to prevent hold-ups by staging deliveries within temporary construction lanes

Subject to approval, construction staging operations on Front Street West will take place within the existing boulevard allowance and the westbound curb lane on the north side of Front Street West, fronting the site. The north sidewalk and westbound curb lane on Front Street West, between a point 63 metres west of Yonge Street and a point 53 metres further west will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a 2.1 metre wide covered and protected 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 three parking machine spaces on the north side of Front Street West, between a point 63 metres west of Yonge Street and a point 18.5 metres further west will be removed. The applicant is responsible for paying the lost revenue for all parking machine spaces removed.

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 following project in direct conflict with the construction staging:

- On Street Bikeway Paving Markings (Front Street between Simcoe Street and Yonge Street) - Scheduled for 2030

The developer was informed that the staging area and any request for a time extension may conflict with the work, and the staging area may need to be temporarily removed or modified.

Overall Coordination and Traffic Mitigation in the Neighbourhood

Within the broader network surrounding the 20-22 Front Street West project site, there are various types of planned capital projects impacting the public right-of-way, which include:

Front Street

- Trunk Sewer Installation (Front Street between Yonge Street and Scott Street) - Scheduled for 2027-2028
- Major Road Rehabilitation (Front Street between Yonge Street and Scott Street) - Scheduled for 2029
- Local Geometric Safety Improvements (Front Street between Yonge Street and Lower Jarvis Street) - Scheduled for 2029

Yonge Street

- On Street Bikeway Paving Markings (Yonge Street between Front Street and Queen Street) - Scheduled for 2028
- Yonge Street Infrastructure Enhancements (Yonge Street between Queens Quay and Front Street) - scheduled for 2030-2032
- Overhead and Underground Civil and Electrical Works (Yonge Street between Wellington Street and King Street) - Scheduled for 2026
- Watermain Replacement (Yonge Street between Melinda Street and Wellington Street) - Scheduled for 2026-2027
- King Station Concourse Expansion (Yonge Street between Adelaide Street and Wellington Street) - Scheduled for 2027-2031

Wellington Street

- Overhead and Underground Civil and Electrical Works (Wellington Street between Yonge Street and Bay Street) - Scheduled for 2027
- On Street Bikeway Paving Markings (Wellington Street between Simcoe Street and Yonge Street)

The following measures have been identified to mitigate congestion in the overall network:

1. Signal timing changes along the Front Street, Yonge Street, and Wellington Street corridors
2. Deployment of Traffic Agents and/or traffic control persons at key intersections

3. Restriction of short-term closure requests on Wellington Street, Yonge Street and Front Street to off peak hours

4. Suspend truck maneuvers at the 20-22 Front Street West project site during peak hours

FIFA Coordination and Traffic Management

The City of Toronto is hosting the FIFA World Cup in the June 2026. These game dates are scheduled from June 12 to July 2.

In an effort to mitigate the traffic impacts, staff review all long-term construction staging applications to determine the mitigation measures during the game dates. The review zone is bounded by the area Bloor Street to the north, Sherbourne Street to the east, Lake Shore Boulevard and Queens Quay to the south, and Lansdowne Avenue and Jameson Avenue to the west.

Based on discussions with the developer, it is not feasible to demobilize the construction staging area and reopen the right-of-way in its entirety during the FIFA game dates. To mitigate the impacts, the following measures are planned:

- Pause on all construction deliveries during the game days (6 total);
- Pause on any additional closures outside of the construction staging area, such as service connections/utility construction, tower crane installation/removal, etc. between June 12 to July 2;
- Construction deliveries restricted to 10am to 3pm between June 12 to July 2; and
- There is no construction staging truck queuing allowed on Front Street and surrounding area at anytime including the period between June 12 to July 2.

Additional mitigation measures include:

- Traffic Agents/Paid Duty Officers at strategic intersections; and
- Signal timing adjustments at critical intersections.

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 - 20-22 Front Street West

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