

Construction Staging Area – 53-55 Yonge Street

Date: June 19, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

As Yonge Street is classified as a major arterial street, City Council approval of this report is required.

PCL Constructors Canada Inc. is demolishing the properties at 53 and 55 Yonge Street in preparation for a future development. The site is located on the southeast corner of Yonge Street and Colborne Street.

In order to facilitate construction staging operations for the development, Transportation Services is requesting authorization to temporarily close the following:

- A portion of the east sidewalk and northbound curb lane of Yonge Street between Wellington Street East and Colborne Street, for a period of 10 months, from July 28, 2025 to May 1, 2026; and
- A portion of the south sidewalk and eastbound curb lane on Colborne Street between Yonge Street and Scott Street, for a period of 10 months, from July 28, 2025 to May 1, 2026.

Pedestrians will be redirected from the east side of Yonge Street to the opposite sidewalk. Pedestrian movements on the south side of Colborne Street will be redirected to the north side.

The staging area overlaps with existing staging by the Toronto Transit Commission (TTC) Easier Access project for the King Station until May 2026 and coordination has been completed between TTC and the applicant to remove sections of the existing staging to accommodate the requested staging area. The applicant is responsible to establish a site access agreement with the TTC for any access needs required through the TTC staging area.

RECOMMENDATIONS

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

1. City Council authorize the closure of a 3.3 metre wide portion of the northbound curb lane on Yonge Street, between a point 24 metres north of Wellington Street East and a point 11 metres further north, from July 28, 2025 to May 1, 2026, inclusive.
2. City Council authorize the closure of the east sidewalk on Yonge Street, between a point 31 metres north of Wellington Street East and a point 26 metres further north, from July 28, 2025 to May 1, 2026, inclusive.
3. City Council authorize the closure of a 3.3 metre wide portion of the eastbound curb lane on Colborne Street, between a point 35 metres west of Scott Street and a point 16 metres further west, from July 28, 2025 to May 1, 2026, inclusive.
4. City Council authorize the closure of the south sidewalk on Colborne Street, between a point 35 metres west of Scott Street and a point 24 metres further west, from July 28, 2025 to May 30, 2026, inclusive.
5. City Council rescind the existing standing prohibition in effect at all times on the south side of Colborne Street, between a point 35 metres west of Scott Street/Victoria Street and a point 24 metres further west.
6. City Council prohibit stopping at all times on the south side of Colborne Street, between a point 35 metres west of Scott Street/Victoria Street and a point 24 metres further west.
7. City 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. 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 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.
11. City 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.

12. 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.

13. 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.

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

15. City Council direct that Yonge Street and Colborne 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.

16. 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.

FINANCIAL IMPACT

There is no financial impact to the City. PCL Constructors Canada Inc. 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 Yonge Street and Colborne Street, these fees will be approximately \$300,000.00.

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 Yonge Street and on Colborne Street, these fees will be approximately \$15,000.00.

Upon completion of the TTC's Easier Access Project for King Station, PCL Constructors Canada Inc. will be responsible for the lost revenue from the parking machines associated within the TTC staging areas on Yonge Street and Colborne Street.

DECISION HISTORY

City Council, at its meeting on December 14 and 15, 2022, adopted Item CC2.7 entitled "53-55 Yonge Street - Zoning By-law Amendment Application - Request for Direction". [Agenda Item History - 2023.CC2.7](#)

City Council, at its meeting on June 15 and 16, 2022, adopted Item TE33.11 entitled "53-55 Yonge Street - Zoning By-law Amendment Application - Request for Direction Report". This item was considered by Toronto and East York Community Council on May 26, 2022 and adopted without amendment.

[Agenda Item History - 2022.TE33.11](#)

Toronto and East York Community Council, at its meeting on June 24, 2021, adopted Item TE26.37 entitled "53-55 Yonge Street - Zoning By-law Amendment Application - Preliminary Report".

[Agenda Item History - 2021.TE26.37](#)

COMMENTS

The Development and Timeline

PCL Constructors Canada Inc. is demolishing the properties at 53 and 55 Yonge Street for the purpose of preparing for future development. The site is located on the southeast corner of Yonge Street and Colborne Street. The site is bounded by Colborne Street to the north, Yonge Street to the west, Wellington Street to the south, and a private driveway to the east.

Based on the information provided by the developer and at the time of this report, the timeline for the demolition construction activity is from July 2025 to May 2026.

Existing Conditions

Yonge Street is characterized by the following conditions:

- It is a four-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 12.5 metres
- The speed limit is 40 km/h
- TTC service is provided by the 97B bus
- There are sidewalks located on both sides of the street

Colborne Street 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 8.5 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 TTC Easier Access Project's existing staging on Yonge Street and Colborne Street until May 1, 2026 is as follows:

- Closure of two northbound lanes on Yonge Street, between a point 35 metres north of Wellington Street and Colborne Street
- The closure of the east sidewalk on Yonge Street, between a point 57 metres north of Wellington Street and Colborne Street

- The closure of the eastbound curb lane on Colborne Street, between Yonge Street and a point 36 metres east
- The closure of the south sidewalk on Colborne Street, between Yonge Street and a point 28 metres east
- The staging allows for one northbound and one southbound lane on Yonge Street to remain open and one westbound lane on Colborne Street

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 demolished lot line to lot line on all four sides. 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 adjacent private driveway on the east side of the site where there is no opportunity for temporary use of their lands. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Yonge Street and Colborne Street will be essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Yonge Street will take place within the northbound curb lane and the east sidewalk, fronting the site and on Colborne Street within the eastbound curb lane and south side walk, fronting the site. Pedestrians will be redirected from the east sidewalk to west sidewalk on Yonge Street. In addition, the south sidewalk and Colborne Street will be closed, thus pedestrians will be redirected to the other side. The appropriate sidewalk closure signage will be installed at each end of the respective closures, at controlled crossings, to allow pedestrians to cross safely to the other side of the roadway.

With the construction staging areas in place, one northbound lane and one southbound lane on Yonge Street will be maintained. On Colborne Street, a single westbound will be maintained, as per the existing staging plan for the TTC Easier Access Project. Additionally, the developer will be using the TTC Easier Access Project's site gates for access to their staging area and are establishing a site access agreement directly with the TTC for this accommodation.

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 areas on Yonge Street and Colborne Street are not expected to conflict with the City's capital works projects.

In consideration for the increased traffic congestion expected during FIFA, the Contractor has minimized the demolition schedule to complete the work by May 1, 2026 in time to help return capacity back to Yonge Street and Colborne Street for the event.

In consideration of the above details and through ongoing dialogue with the Contractor, Transportation Services is satisfied that PCL Constructors Canada Inc., has looked at all options to minimize the duration and impact of the construction staging area on all road users.

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 - 53-55 Yonge Street

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****Will be submitted prior to the meeting on July 8, 2025****