

Construction Staging Area – 170 Roehampton Avenue

Date: September 2, 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.

170R Corporation is constructing a 50-storey residential rental building at 170 Roehampton Avenue. The site is located on the northwest corner of Roehampton Avenue and Redpath Avenue.

Transportation Services is requesting authorization to temporarily close the north sidewalk and a portion of the eastbound curb lane on Roehampton Avenue; and the west sidewalk and a portion of the southbound curb lane on Redpath Avenue for a period of 32 months, from September 19, 2025 to April 30, 2028, in order to facilitate construction staging operations. Pedestrian movements around the construction staging areas on Roehampton Avenue and Redpath Avenue will be maintained within the closed portion of the respective lane closures.

At the time of this report, the developer has reached a critical point in the construction schedule that requires the immediate installation of the construction staging area to avoid delays to the project. As such, a 30 day permit has been issued to allow the developer to establish the construction staging area in advance of the Toronto and East York Community Council meeting.

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 3.3 metre wide portion of the eastbound curb lane on Roehampton Avenue, between Redpath Avenue and a point 56 metres west, with the provision of a

temporary pedestrian walkway within the closed portion of the westbound curb lane, from September 19, 2025 to April 30, 2028, inclusive.

2. Toronto and East York Community Council authorize the closure of the west sidewalk and a 1.4 metre wide portion of the of the southbound curb lane on Redpath Avenue, between Roehampton Avenue and a point 41 metres north, with the provision of a temporary pedestrian walkway within the closed portion of the southbound curb lane, from September 19, 2025 to April 30, 2028, inclusive.

3. Toronto and East York Community Council rescind the existing parking prohibition at all times on the south side of Roehampton Avenue, between Redpath Avenue and a point 30.5 metres west.

4. Toronto and East York Community prohibit stopping at all times on the south side of Roehampton Avenue, between Redpath Avenue and a point 66.5 metres west.

5. 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.

6. 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).

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. Toronto and East York Community Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure with the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

16. Toronto and East York Community Council direct the applicant to undertake a full lane grind and pave on Redpath Avenue, should the new pavement be impacted as a result of streetscaping or any other construction activity related to the development.

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 occupation permit for construction staging on Roehampton Avenue and Redpath Avenue be conditional, subject to there being no conflicts with Metrolinx transit project construction.

19. Toronto and East York Community Council direct that Roehampton Avenue and Redpath Avenue 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. 170R Corporation 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 Roehampton Avenue and Redpath Avenue these fees will be approximately \$640,000.

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 Roehampton Avenue and Redpath Avenue, these amount to approximately \$14,000.

DECISION HISTORY

City Council, at its meeting on June 26 and 27, 2024, adopted without amendments Item MM19.41 entitled "Re-opening and Amending Item 2023.TE6.16 - 170 Roehampton Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Approval to Move Forward With Rental Housing at 170 Roehampton Avenue - by Councillor Josh Matlow, seconded by Councillor Alejandra Bravo".

[Agenda Item History - 2024.MM19.41](#)

City Council, at its meeting on July 19 and 20, 2023, adopted without amendments Item TE6.16 entitled "170 Roehampton Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Approval". This item was considered by Toronto and East York Community Council on June 22 and 23, 2023 and adopted without amendment.

[Agenda Item History - 2023.TE6.16](#)

COMMENTS

The Development and Timeline

170R Corporation is constructing a 50-storey residential rental building at 170 Roehampton Avenue. The site is bounded by apartment buildings to the north and west, Redpath Avenue to the east and Roehampton Avenue to the south.

The major construction activities and associated timeline for the development are described below:

- Demolition: from October 2024 to January 2025
- Excavation and shoring: from March 2025 to April 2025
- Below grade formwork: from April 2025 to October 2025;
- Above grade formwork: from October 2025 to August 2027;
- Building envelope phase: from April 2026 to October 2027; and
- Interior finishes stage: from June 2026 to April 2028.

Existing Conditions

Roehampton Avenue is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates one-way traffic on a pavement width of approximately 8 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

- Stopping is prohibited at all times on the north side of the street
- Parking is permitted for a maximum period of three hours on south side of the street opposite the site

Redpath Avenue is characterized by the following conditions:

- It is a two-lane, north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 8 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- Stopping is prohibited at all times on the north side of the street

Proposed Construction Staging Area

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 from lot line to lot line on all four sides to a depth of 16 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. Furthermore, alternative staging locations are not feasible due to the surrounding land uses. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Roehampton Avenue and Redpath Avenue is essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Roehampton Avenue will take place within the north boulevard allowance and the eastbound lane, fronting the site. Pedestrians will be redirected into a protected 2.1 metre wide covered walkway within the closed portion of the eastbound lane. In addition, the remaining road width of five metres is sufficient to maintain one-way eastbound vehicular traffic on the roadway. The construction staging area will result in the temporary loss of five on-street parking spaces on the south side of Roehampton Avenue.

Subject to approval, construction staging operations on Redpath Avenue will take place within the west boulevard allowance and the southbound lane, fronting the site. Pedestrians will be redirected into a protected 2.1 metre wide covered walkway within the closed portion of the southbound lane.

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

A review of the City's Major Capital Works Program indicates that road resurfacing on Redpath Avenue is expected to begin in Fall 2025. The applicant was advised that the construction staging area on Redpath Avenue will conflict with the City's capital works project. Therefore, installation of the construction staging area will be sequenced with the road resurfacing to avoid any conflicts. The development site is also within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Roehampton Avenue and on

Redpath Avenue, 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: Proposed Construction Staging Area - 170 Roehampton Avenue

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