

Construction Staging Area – 1 Roxborough Street West (Phase 2)

Date: November 6, 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.

North Drive has undertaken construction of a 12-storey residential condominium building at 1 Roxborough Street West. The site is located on the southwest corner of Yonge Street and Roxborough Street West.

Toronto and East York Community Council, at its meeting on April 3, 2025 adopted Item - 2025.TE21.26, and in doing so, authorized the full closure of Paul Hahn Lane, between Roxborough Street West and a point 49 metres south, from April 30, 2025 to November 30, 2025, in order to facilitate excavation and shoring works (Phase 1). Occupation of the public right-of-way on Roxborough Street West was not required during this phase.

Transportation Services is requesting authorization to extend the time duration of the full closure of Paul Hahn Lane, between Roxborough Street West and a point 49 metres south. In addition, authorization is being requested to temporarily close the south sidewalk and a 3.6 metre wide portion of the eastbound curb lane on Roxborough Street West, between Yonge Street and a point 35 metres west, in order to facilitate construction activities in Phase 2 (below and above grade formwork). Pedestrian movements on the south side of Roxborough Street West abutting the site will be restricted. Pedestrians will be redirected to the north sidewalk. The requested closures are required for a period of 25 months, from December 1, 2025 to December 31, 2027, to facilitate construction staging operations for the development.

The proposed construction staging area will require a temporary removal of total six parking machine spaces on the north and south side of Roxborough Street West. The applicant will be responsible for paying the lost revenue for the six parking spaces.

To minimize construction vehicles infiltration on local roads the approval of the construction staging permit is conditional that all construction vehicles must enter and exit the construction gates on Roxborough Street West using the shortest path from Yonge Street. Construction vehicles are prohibited from travelling westbound on Roxborough Street West to Avenue Road. Furthermore, it is the obligation of the developer to ensure that access into the site or egress movements are conducted in a manner that upholds public safety.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 3.6 metre wide portion of the eastbound curb lane on Roxborough Street West, between Yonge Street and a point 35 metres west, from December 1, 2025 to December 31, 2027, inclusive.
2. Toronto and East York Community Council continue to authorize a full closure of Paul Hahn Lane, between Roxborough Street West and a point 49 metres south, from December 1, 2025 to December 31, 2027, inclusive.
3. Toronto and East York Community Council continue to rescind the existing parking machine regulation in effect from 10:00 a.m. to 9:00 p.m.; Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$4.25 per hour for maximum period of 3 hours, on both sides of Roxborough Street West, between Yonge Street and a point 33 metres west.
4. Toronto and East York Community Council continue to rescind the existing maximum 1 hour parking regulation in effect from 10:00 a.m. to 6:00 p.m., on the north side of Roxborough Street West, between Yonge Street and a point 33 metres west.
5. Toronto and East York Community Council rescind the existing maximum 1 hour parking regulation in effect from 10:00 a.m. to 6:00 p.m., on the south side of Roxborough Street West, between Yonge Street and a point 65 metres west.
6. Toronto and East York Community Council continue to rescind the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the even (north) side of Roxborough Street West, from Yonge Street to a point 33 metres west.
7. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the odd (south) side of Roxborough Street West, from Yonge Street to a point 65 metres west.

8. Toronto and East York Community Council continue to prohibit stopping at all times on the north side of Roxborough Street West, between Yonge Street and a point 33 metres west.
9. Toronto and East York Community Council prohibit stopping at all times on the south side of Roxborough Street West, between Yonge Street and a point 65 metres west.
10. Toronto and East York Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
11. Toronto and East York Community Council direct the applicant to 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).
12. 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.
13. 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.
14. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
15. 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.
16. 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.
17. 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.

18. 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.

19. 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.

20. 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 within 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. More specifically, remove any staging to accommodate the planned sanitary sewer replacement work on Sam Tile Lane.

21. Toronto and East York Community Council direct that Roxborough Street West and Paul Hahn Lane 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.

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

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$1,754,500.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Roxborough Street West the city right-of-way occupancy permit fees amount to approximately \$1,750,000.00 including lost revenue from the parking machines (if applicable).
- 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 sidewalk and lane closures on 1 Roxborough Street West, these amount to approximately \$4,500.00.

DECISION HISTORY

City Council, at its meeting on April 3, 2025, adopted Item - 2025.TE21.26 entitled "1 Roxborough Street West - Construction Staging Area", and in so doing approved a construction staging area and temporary full closure of Paul Hahn Lane, between Roxborough Street West and a point 49 metres south, from April 30, 2025 to November 30, 2025

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE21.26>

Ontario Land Tribunal, pursuant to its Order issued July 31, 2024 in relation to Tribunal Case Number OLT-23-000875, authorized an amendment to By-law No. 761-2023 to permit a 12-storey mixed-use building with a total of 28 residential units, for the lands municipally known as 1080 – 1088 Yonge Street.

City Council, at its meeting on July 19 and 20, 2023, adopted item - 2023.TE6.10 entitled "TE6.10 - 1080-1088 Yonge Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval".

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.10>

COMMENTS

The Development and Timeline

North Drive is constructing a 12-storey condominium building with 24 units and four levels of underground parking at 1 Roxborough Street West. The site is bounded by Roxborough Street West to the north, Yonge Street to the east, a commercial building to the south and Paul Hahn Lane to the west. All permanent access will be from Roxborough Street West and Paul Hahn Lane.

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

- Demolition: Completed
- Excavation and shoring: Completed;
- Below grade formwork: from November 2025 to May 2026;
- Above grade formwork: from May 2026 to December 2026;
- Building envelope phase: from August 2026 to March 2027, and;
- Interior finishes stage: from December 2026 to December 2027.

Existing Conditions

Roxborough Street West 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 10 metres
- The daily two-way traffic volume is approximately 2,400 vehicles
- The subject section of Roxborough Street West has traffic calming speed humps installed and a posted speed limit of 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 Roxborough Street West, within the subject section are as follows:

North side

- Parking machine regulation in effect from 10:00 a.m. to 9:00 p.m.; Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours
- Maximum one hour parking regulation in effect from 10:00 a.m. to 6:00 p.m.
- Permit parking regulation in effect from 12:01 a.m. to 10:00 a.m.

South side

- Parking machine regulation in effect from 10:00 a.m. to 9:00 p.m.; Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 dollars per hour for maximum period of 3 hours
- Maximum one hour parking regulation in effect from 10:00 a.m. to 6:00 p.m.
- Permit parking regulation in effect from 12:01 a.m. to 10:00 a.m.

Paul Hahn Lane is characterized by the following conditions:

- It is a one-lane, north-south, public laneway
- It operates two-way traffic on a pavement width of approximately 2.2 metres
- Traffic volume counts for this laneway are not available
- The speed limit is 50 km/h
- There are no sidewalks on either side of the street
- Parking in the laneway is prohibited at all times

Proposed Construction Staging Area (Phase 2)

At the time of this report, the development is nearing completion of the excavation and shoring activities (Phase 1) with Phase 2 commencing in November 2025. Based on the information provided by the developer, Phase 2 of construction will require the closure of the south sidewalk and eastbound curb lane on Roxborough Street West to accommodate an additional construction staging area. The additional space is required to facilitate large trucks (tractor-trailer units and concrete trucks) with construction material deliveries.

As a result of these closures, pedestrian movements on south sidewalk will be restricted. Advance advisory signage will be installed at the all-way stop control on Roxborough Street West at Molson Street, and at the traffic control signal on Roxborough Street West at Yonge Street to direct pedestrians to the north sidewalk.

It should be noted that a pedestrian walkway was considered on the south side of Roxborough Street West, however, this would result in a directional closure for eastbound traffic, which would impact access to the neighbourhood. With the construction staging area in place, one eastbound and one westbound traffic lane will be maintained on the remaining pavement width of 6 metres.

Furthermore, the rear laneway (Paul Hahn Lane) will continue to be closed for construction staging operations. Moreover, both the laneway and the closures described above for Roxborough Street West are required from December 1, 2025 to December 31, 2027. As noted in the previous staff report (Item - 2025.TE21.26), the temporary laneway closure will facilitate essential construction materials storage that cannot be stored within the development site, nor within the boulevard allowance on Roxborough Street West, due to a utility that cannot be relocated.

To accommodate inbound and outbound heavy truck movements, stopping will be prohibited at all times on both sides of Roxborough Street West, in the vicinity of the construction staging area. The proposed no stopping regulation will result in the loss of 11 permit parking spaces. A review of the permit parking inventory has confirmed that the loss of nine permit parking spaces can be absorbed by the surrounding Permit Parking area.

To ensure public safety, a covered and protected walkway will be established within the west sidewalk on Yonge Street, abutting the site.

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

This development site is within the Construction Hub Coordination program and has been reviewed by the Hub Coordinator to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program on Roxborough Street West indicates that Toronto Water has sewer replacement works planned in 2026.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The applicant is expected to cooperate and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City modify or remove any staging to accommodate the necessary municipal infrastructure work.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that the developer, 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.

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 - 1 Roxborough Street West

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