

## **Construction Staging Area – Alexandra Boulevard (Alexandra Boulevard and 2674-2704 Yonge Street)**

**Date:** June 18, 2026  
**To:** North York Community Council  
**From:** Director, Congestion & Network Management, Transportation Services  
**Wards:** Ward 8, Eglinton-Lawrence

### **SUMMARY**

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

19 Alexandra Incorporated is constructing a 13-storey retirement residence at 19 Alexandra Boulevard and 2674-2704 Yonge Street. The site is located on the southwest corner of Yonge Street and Alexandra Boulevard.

To accommodate construction staging operations for the development, Transportation Services is requesting authorization to close the south sidewalk on Alexandra Boulevard, for a period of 38 months, from December 1, 2026, to January 31, 2030. Pedestrian movements on the south side of Alexandra Boulevard abutting the site will be restricted and pedestrians will be directed to the sidewalk on the north side of Alexandra Boulevard.

### **RECOMMENDATIONS**

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The Director, Congestion & Network Management, Transportation Services, recommends that:

1. North York Community Council authorize the closure of the south sidewalk on Alexandra Boulevard, between Yonge Street and a point 70 metres west, from December 1, 2026, to January 31, 2030, inclusive.
2. North York Community Council rescind the existing parking prohibition in effect at all times from 2:00 a.m. to 6:00 a.m. on the south side of Alexandra Boulevard, between Yonge Street and a point 90 metres west.

3. North York Community Council prohibit stopping at all times on the south side of Alexandra Boulevard, between Yonge Street and a point 90 metres west.
4. North York Community Council rescind the existing parking prohibition in effect at all times on the north side of Alexandra Boulevard, between Yonge Street and a point 90 metres west.
5. North York Community Council prohibit stopping at all times on the north side of Alexandra Boulevard, between Yonge Street and a point 90 metres west.
6. North York Community Council rescind the existing parking prohibition in effect at all times from 2:00 a.m. to 6:00 a.m. on the south side of Alexandra Boulevard, between Duplex Avenue and a point 20 metres east.
7. North York Community Council prohibit stopping at all times on the south side of Alexandra Boulevard, between Duplex Avenue and a point 20 metres east.
8. North York Community Council rescind the existing parking prohibition in effect at all times on the east side of Duplex Avenue, between Alexandra Boulevard and a point 20 metres south.
9. North York Community Council prohibit stopping at all times on the east side of Duplex Avenue, between Alexandra Boulevard and a point 20 metres south.
10. North York Community Council rescind the existing parking prohibition in effect at all times 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays on the west side of Duplex Avenue, between Alexandra Boulevard and a point 20 metres north.
11. North York Community Council prohibit stopping at all times on the west side of Duplex Avenue, between Alexandra Boulevard and a point 20 metres north.
12. North 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.
13. North 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 on Yonge Street to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
14. North 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.
15. North 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.

16. North 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.

17. North 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.

18. North 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.

19. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

20. North 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.

21. North 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.

22. North 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.

23. North York Community Council authorize the appropriate City officials to submit directly to the North York Community Council at the appropriate time any necessary Bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to Toronto and North York Community Council's decision, and to reinstate 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) referred in recommendations 1 to 10, once the project is complete.

24. North York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

## FINANCIAL IMPACT

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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 \$180,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Alexandra Boulevard the city right-of-way occupancy permit fees amount to approximately \$ 170,000.00 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 closures on Alexandra Boulevard, these amount to approximately \$10,000.00.

## DECISION HISTORY

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City Council, at its meeting on July 23 and 24, 2025, adopted with amendments Item 2025.NY25.6 entitled "2674-2704 Yonge Street and 19 Alexandra Boulevard - Official Plan Amendment and Zoning By-law Amendment - Decision Report - Approval"  
[Agenda Item History - 2025.NY25.6](#)

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted Item 2022.NY33.6 entitled " 2674, 2676, 2678, and 2704 Yonge Street - Zoning By-law Amendment, and Rental Housing Demolition Applications - Final Report"  
[Agenda Item History - 2022.NY33.6](#)

## COMMENTS

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### The Development and Timeline

19 Alexandra Incorporated is constructing a 13-storey retirement residence with 202 retirement units and 31 rental replacement units as well as and one-level underground parking at 19 Alexandra Boulevard and 2674-2704 Yonge Street. Future permanent access will be from Alexandra Boulevard. The site is bounded by Alexandra Boulevard to the north, Yonge Street to the east, Snider Parkette to the south and a residential home to the west.

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

- Demolition: from December 2026 to March 2027;

- Excavation and shoring: from March 2027 to June 2027;
- Below grade formwork: from June 2027 to October 2027;
- Above grade formwork: from October 2027 to November 2028;
- Building envelope phase: from March 2028 to August 2029, and;
- Interior finishes stage: from June 2029 to December 2029.

## **Existing Conditions**

Alexandra Boulevard 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 8.3 metres
- The daily two-way traffic volume is approximately 2000 vehicles
- The speed limit is 50 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 Alexandra Boulevard, within the subject section are as follows:

### **North side**

- No parking anytime

### **South side**

- No parking in effect from 2:00 a.m. to 6:00 a.m.

## **Proposed Construction Staging Area**

Based on information provided by the developer, the proposed excavation will extend approximately 6 metres below grade and will reach the north and east property lines. The developer has reviewed multiple options to accommodate construction staging within the site; however, due to limited availability of space, it is not feasible to contain all construction-related activities on-site. These activities include material delivery and storage, loading and unloading operations associated with tower crane pick-up points, as well as the provision of construction offices and worker facilities. As a result, the developer has indicated that it is not possible to fully confine construction operations and associated traffic within a secure and controlled on-site enclosure while maintaining appropriate safety standards for both workers and the public. Consequently, a temporary closure of the sidewalk on Alexandra Boulevard is required to accommodate construction staging operations.

Subject to approval, a temporary closure of the south sidewalk on Alexandra Boulevard, from Yonge Street to a point approximately 70 metres west, is proposed to facilitate construction staging activities. Pedestrian access along the south side of Alexandra Boulevard will be restricted for the duration of the closure. Pedestrians will be redirected to the north sidewalk of Alexandra Boulevard at designated crossing locations. These include the signalized intersection at Yonge Street, which provides protected pedestrian crossing, and at the all-way stop-controlled intersection at Duplex Avenue. Advance warning signage will be installed at appropriate locations to notify pedestrians of the closure and to guide them to the available crossing points.

There are construction access/egress gates along the south side of Alexandra Boulevard. In order to accommodate to provide sufficient turning clearance and support safe truck manoeuvring, a no stopping prohibition, in effect at all times, is recommended on the south side of the street. This will result in the temporary removal of seven parking spaces on the south side of Alexandra Boulevard .

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

A City's Major Capital Works Program on Yonge Street indicates that Toronto Water has sewer rehabilitation works planned in 2027.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The City expects the applicants full cooperation and provides 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 19 Alexandra Incorporated, 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**

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Roger Browne, M.A.Sc., P. Eng.  
Director, Congestion & Network Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - Alexandra Boulevard (19  
Alexandra Boulevard and 2674-2704 Yonge Street)

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