



Mike Colle

Toronto City Councillor | Eglinton-Lawrence

416-338-0008

mikecolletoronto.com

councillor_colle8@toronto.ca

North York Community Council

July 7, 2026

RE: Construction Staging Area – 2674-2704 Yonge Street & 19 Alexandra Boulevard

Dear Chair and Members,

There is a development application under way for a 13-storey retirement residence inclusive of 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, located at the southwest corner of Yonge Street and Alexandra Boulevard.

To facilitate construction staging for this project, Transportation Services is requesting approval to temporarily close the south sidewalk on Alexandra Boulevard adjacent to the development site for approximately 38 months, from December 1, 2026, to January 31, 2030.

During this period, pedestrian access on the south side of Alexandra Boulevard along the frontage of the site will not be available. Pedestrians will be safely redirected to the sidewalk on the north side of Alexandra Boulevard for the duration of the sidewalk closure.

Transportation Services has reviewed construction staging, safety and excavation details, as well construction timelines provided by the applicant and has issued a report. I am writing this letter asking North York Community Council to consider this report at this meeting.

RECOMMENDATIONS:

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.



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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.



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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. 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.

Best regards,

Deputy Mayor Mike Colle, City Councillor, Ward 8 – Eglinton-Lawrence

City Hall Office
100 Queen Street West, A20
Toronto, ON M5H 2N2

Constituency Office
2952 Dufferin Street
Toronto, ON M6B 3S9