

Construction Staging Area Time Extension – Alberta Avenue (908 St. Clair Avenue West)

Date: February 2, 2026

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 9, Davenport

SUMMARY

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

908 SCW Properties Inc. is constructing a 12-storey residential condominium building at 908 St. Clair Avenue West. The site is located at the northwest corner of St. Clair Avenue West and Alberta Avenue.

By way of background, Toronto and East York Community Council, at its meeting on January 24, 2024, approved the closure of the west sidewalk, and a 5.5 metre wide portion of the west side southbound traffic lane on Alberta Avenue, from January 31, 2024 to January 3, 2026.

The developer is now requesting to extend the duration of the construction staging area on Alberta Avenue. The time extension is required due to delays from challenging site conditions encountered during demolition, excavation and shoring phases, which severely impacted the project and extended the project timelines.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Alberta Avenue for an additional 12 months, from January 4, 2026 to January 1, 2027, to allow for the construction of the development to be completed. It should be noted that since January 3, 2026, the site has been operating under a monthly Street Occupation Permit.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council continue to authorize the closure of the west sidewalk and a 5.5 metre wide portion of the southbound curb lane on Alberta Avenue, between a point 7.5 metres north of St. Clair Avenue West and a point 73 metres further north, from January 4, 2026 to January 1, 2027, inclusive.
2. Toronto and East York Community Council direct the applicant to continue posting 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.
3. Toronto and East York Community Council direct the applicant to continue providing and installing 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
4. Toronto and East York Community Council direct that Alberta Avenue be returned 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.

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 \$206,400.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Alberta Avenue the city right-of-way occupancy permit fees amount to approximately \$204,000.00 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 Alberta Avenue, these amount to approximately \$ 2,400.00.

DECISION HISTORY

At its meeting of January 24, 2024, Toronto and East York Community Council adopted item - 2024.TE10.25, entitled "908 St. Clair Avenue West - Construction Staging Area" with amendments, and in so doing, authorized a construction staging area on Alberta Avenue, from January 31, 2024 to January 3, 2026.

[Agenda Item History - 2024.TE10.25](#)

Toronto Local Appeal Body (TLAB), pursuant to its decision issued on Friday, July 02, 2021 in relation to TLAB Case File Number 20 230483 S45 09 TLAB, authorized with conditions variances to Zoning By-law 569-2013, By-law 438-86, By-law 1103-2009, and By-law 1-83 for the lands municipally known as 908 St. Clair Avenue West.

COMMENTS

Status of the Development

A 12-storey residential condominium building is being constructed by 908 SCW Properties Inc. at 308 St. Clair Avenue West. The site is bounded by a commercial property to the north, Alberta Avenue to the east, St. Clair Avenue West to the south, and low-rise commercial/residential building to the west. The development in its completed form will consist of 173 residential units and a two-level underground parking garage. All permanent access will be from Alberta Street.

Based on the information provided by the developer, the project has experienced a number of construction delays caused by challenging site conditions encountered during demolition, excavation, and shoring phases, which dramatically impacted the project and extended its timeline.

At the time of this report, the developer is working on completing the exterior façade (precast concrete, windows and metal panels) as well as the interior finishes have started on lower levels. The continuation of the sidewalk and lane closure is needed to facilitate space for safe equipment and material deliveries.

Construction Staging Area

Construction staging operations on Alberta Avenue will continue to take place within the existing west sidewalk and a 5.5 metre wide portion of the southbound traffic lane abutting the site. The enclosure is utilized to facilitate space for safe equipment and material deliveries. The closure of the sidewalk restricts pedestrian movements along the east side of Alberta Avenue, between a point 7.5 metres north of St. Clair Avenue West and a point 73 metres further north. The appropriate advance signage has been installed at strategic locations to inform pedestrians of the sidewalk closure. With the existing construction staging area in place, two-way traffic operations is maintained on Alberta Avenue.

A drawing of the existing construction staging area is included in Attachment 1.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Alberta Avenue is not expected to conflict with the City's capital works projects.

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

Nathan Sham, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-338-5397, nathan.sham@toronto.ca

SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area Alberta Avenue (908 St. Clair Avenue West)

Attachment 1: Existing Construction Staging Area Alberta Avenue (908 St. Clair Avenue West)

