

Construction Staging Area Time Extension - Yorkville Avenue and Cumberland Street (33 Yorkville Avenue and 50 Cumberland Street)

Date: March 13, 2026

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.

PEM (Yorkville) Holdings Inc. has undertaken the construction of a 68-storey mixed-used development and a 42-story residential condominium building at 33 Yorkville Avenue and 50 Cumberland Street, respectively. The south sidewalk and a portion of the eastbound curb lane on Yorkville Avenue, and the north sidewalk and a portion of the eastbound lane on Cumberland Street is currently closed for construction staging operations.

By way of background, Toronto and East York Community Council, at its meeting on February 5, 2020, approved the subject construction staging area on Yorkville Avenue and Cumberland Street from March 1, 2020 to May 31, 2024.

At a later Toronto and East York Community Council meeting on July 10, 2024, the developer requested an extension of the duration of the construction staging area on Yorkville Avenue and on Cumberland Street. The extension request was due to delays caused by transfer of ownership that impacted the original construction schedule and onsite construction activities did not start until February 2021. At the meeting, although the developer has proposed an extension to be in effect from August 1, 2024 until February 1, 2027, the Council instead authorized a reduced period, concluding on January 31, 2026.

The developer is now requesting an extension of the duration of the construction staging area on Yorkville Avenue and on Cumberland Street, to allow for the construction of the development to be completed.

It should be noted that the project schedule has been accelerated, allowing the construction staging to be removed from sidewalk and the roadway one month earlier on December 31, 2026. The previous target end date was February 1, 2027.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Yorkville Avenue and on Cumberland Street for an additional 11 months, from February 1, 2026 to December 31, 2026.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto East York Community Council authorize the continuation of the closure of the south sidewalk and a 2.0 metre-wide portion of the eastbound curb lane on Yorkville Avenue, between a point 47 metres east of Bay Street and a point 32 metres further east and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from February 1, 2026 to December 31, 2026, inclusive.
2. Toronto East York Community Council authorize the continuation of the closure of the north sidewalk and a 1.5 metre-wide portion of the eastbound curb lane on Cumberland Street, between a point 31.5 metres east of Bay Street and a point 86 metres further east, from February 1, 2026 to December 31, 2026, inclusive.
3. Toronto and East York Community Council continue to designate Cumberland Street, between Bay Street and a point 61 metres east, as one-way for eastbound traffic only.
4. Toronto and East York Community Council continue to rescind the existing standing prohibition in effect at all times on the north side of Yorkville Avenue, between a point 48 metres east of Bay Street and a point 71.5 metres further east.
5. Toronto and East York Community Council continue to prohibit stopping at all times on the north side of Yorkville Avenue, between a point 48 metres east of Bay Street and a point 71.5 metres further east.
6. Toronto and East York Community Council continue to prohibit stopping at all times on the north side of Cumberland Street, between Bay Street and a point 61 metres east.
7. Toronto and East York Community Council continue to rescind the existing standing prohibition in effect at all times on both sides of Cumberland Street, between Bay Street and a point 61 metres east.
8. Toronto and East York Community Council continue to rescind the commercial loading zone regulation in effect from 6:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Cumberland street, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.

9. Toronto and East York Community Council continue to designate a commercial loading zone to operate from 6:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Cumberland Street, between a point 61 metres west of Yonge Street and a point 34 metres further west.

10. Toronto and East York Community Council continue to rescind the existing parking machine regulation in effect from 4:00 p.m. to 12:00 a.m., Monday to Friday; 8:00 a.m. to 6:00 p.m. Saturday; 6:00 p.m. to 12:00 a.m. Saturday; and 10:00 a.m. to 12:00 a.m. Sunday, on the south side of Cumberland Street, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.

11. Toronto and East York Community Council continue to authorize the installation of parking machines on the south side of Cumberland Street, between a point 61 metres west of Yonge Street and a point 34 metres further west, to operate from 4:00 p.m. to 12:00 a.m., Monday to Friday; 6:00 p.m. to 12:00 a.m., Saturday; and 10:00 a.m. to 12:00 a.m. Sunday, for a maximum period of six hours at a rate of \$4.00 per hour.

12. Toronto and East York Community Council continue to rescind the existing parking machine regulation in effect from 8:00 a.m. to 6:00 p.m., Saturday, on the south side of Cumberland Street, between a point 61 metres east of Bay Street and a point 100 metres west of Yonge Street.

13. Toronto and East York Community Council continue to authorize the installation of parking machines on the south side of Cumberland Street, between a point 61 metres west of Yonge Street and a point 34 metres further west, to operate from 8:00 a.m. to 6:00 p.m., Saturday, for a maximum period of three hours at a rate of \$4.00 per hour.

14. Toronto and East York Community Council continue to prohibit stopping at all times on the south side of Cumberland Street, between Yonge Street and a point 61 metres west and a point 95 metres west of Yonge Street and Bay Street.

15. Toronto and East York Community Council continue to prohibit stopping at all times on the north-south public laneway, east of Bay Street, between Cumberland Street and the first east-west public laneway north of Cumberland Street.

16. Toronto and East York Community Council direct the applicant to continue 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.

17. Toronto and East York Community Council direct that Yorkville Avenue and Cumberland Street 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 \$465,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Yorkville Avenue and Cumberland Street the city right-of-way occupancy permit fees amount to approximately \$440,000.00, including lost revenue from the parking machines.
- 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 Yorkville Avenue and Cumberland Street, these amount to approximately \$25,000.00.

DECISION HISTORY

At its meeting of July 10, 2024, Toronto and East York Community Council adopted with amendments item 2024.TE15.30, entitled " Construction Staging Area Time Extension - Yorkville Avenue and Cumberland Street (33 Yorkville Avenue and 50 Cumberland Street"

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.30>

At its meeting of February 5, 2020, Toronto and East York Community Council adopted item 2020.TE13.30, entitled "Construction Staging Area -Yorkville Avenue and Cumberland Street (33 Yorkville Avenue and 50 Cumberland Street) and in so doing, authorized a construction staging area on Yorkville Avenue and Cumberland Street from March 1, 2020 to May 31, 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE13.30>

City Council, at its meeting on September 30, October 1 and 2, 2015, adopted Item MM9.52 to amend Zoning By-law No. 438-86 for the lands at 227-37 Yorkville Avenue and 26-32 and 50 Cumberland Street. The decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM9.52>

COMMENTS

Status of the Development

A 68-storey residential condominium building is being constructed PEM (Yorkville) Holdings Inc. at 33 Yorkville Avenue and 50 Cumberland Street. The site is bounded by Yorkville Avenue to the north, existing commercial uses and public laneway to the east, Cumberland Street to the south and existing commercial uses and a private laneway to

the west. The development in its completed form will consist of two condominium buildings containing 1079 dwelling units and a redevelopment of the Toronto Parking Authority parking lot. Permanent vehicular access to the development will be from Yorkville Avenue and Cumberland Street.

At the preceding Toronto and East York Community Council meeting on July 10, 2024, the developer requested a construction staging area time extension to be in effect from August 1, 2024 until February 1, 2027, however the Council authorized a reduced period, concluding on January 31, 2026. The developer is now requesting an extension of the duration of the construction staging area on Yorkville Avenue and on Cumberland Street to allow for the construction of the development to be completed.

At the time of writing this report, the developer is currently working on the above grade formwork that has been completed up to the 18th floor on both towers. Additional major construction activities and associated timelines for the development are as follows:

- Structural completion South Tower 46th Floor in Nov 2026;
- Structural completion North Tower 69th Floor in Aug 2027
- Building Envelope (Windows) South Tower in April 2027
- Building Envelope (Windows) North Tower in Jan 2028
- Hoist Removal South Tower in April 2028
- Hoist Removal North Tower in June 2029

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until December 31, 2026 is essential to complete the development.

Construction Staging Area

Construction staging operations on Yorkville Avenue will continue to take place within the existing boulevard and eastbound curb lane. The south sidewalk and a 1.8 metre wide portion of the eastbound lane on Yorkville Avenue, between a point 47 metres east of Bay Street and a point 32 metres further east, will continue to be closed to accommodate construction material storage, material hoist, and worker facilities. Pedestrians will be redirected into a protected 1.7 metres wide covered walkway within the closed portion of the eastbound lane. Two-way traffic operations will be maintained on Yorkville Avenue.

Construction staging operations on Cumberland Street will continue to take place within the existing boulevard and eastbound curb lane. The north sidewalk and a 1.5 metre wide portion of the eastbound lane on Cumberland Street, between a point 47 metres east of Bay Street and a point 32 metres further east, will continue to be closed to accommodate construction staging operations for the development.

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 Major Capital Works Program indicates that Toronto Hydro Electric System Ltd. has underground civil and electrical works planned on Yorkville Avenue in 2026. The developer was informed that the staging area may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The City expects the applicants full cooperation 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.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 33 Yorkville Avenue and 50 Cumberland Street

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