

Construction Staging Area Time Extension - 83-97 River Street and 2-4 Labatt Avenue

Date: April 14, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on River Street, City Council approval of this report is required.

Broccolini has undertaken the construction of a 34-storey residential condominium building at 83-97 River Street and 2-4 Labatt Avenue. The site is located on the northeast corner of River Street and Labatt Avenue.

By way of background, City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted Item TE34.115, and in doing so, authorized the temporary closure of the east sidewalk, the northbound bike lane, and the parking lay-by on River Street; the temporary closure of the north sidewalk and a portion of the eastbound lane on Labatt Avenue; and the full closure of a portion of Carfrae Lane, to facilitate construction activities.

Construction of the development was paused following the adoption of Item TE34.115 due to market conditions. Subsequently, the development has been repositioned from a condominium building to a purpose-built rental building, and the applicant is now seeking an extension of the previously authorized closures.

In view of the above, Transportation Services is requesting authorization to extend the time duration of the construction staging areas on River Street, Labatt Avenue, and Carfrae Lane for an additional 44 months, from May 21, 2026 to December 31, 2029, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the east side sidewalk, the easterly northbound cycle track, and the parking layby lane on River Street, between Labatt Avenue and a point 46.5 metres north, and provision of a temporary minimum 2.1 metre wide pedestrian walkway and 1.3 metre wide bike lane within the closed portion of River Street, from May 21, 2026 to December 31, 2029, inclusive.
2. City Council authorize the continuation of the closure of the north sidewalk and a 2.2 metre wide portion of the north side eastbound lane on Labatt Avenue, between River Street and a point 40.5 metres east, from May 21, 2026 to December 31, 2029, inclusive.
3. City Council authorize the continuation of the full closure of Carfrae Lane, between Labatt Avenue and a point 46.5 metres north, from May 21, 2026 to December 31, 2029, inclusive.
4. City Council authorize the continuation of a temporary compulsory stop control for eastbound traffic at the intersection of Labatt Avenue and Defries Street, from May 21, 2026 to December 31, 2029, inclusive.
5. City Council rescind the existing parking machine regulation in effect from 10:00 a.m. to 6:00 p.m., Monday to Friday; and 10:00 a.m. to 6:00 p.m. Saturday at a rate of \$3.25 per hour and for a maximum of 3 hours, on the east side of River Street, between Labatt Avenue and a point 46.5 metres north.
6. City Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., at all times on the odd (east) side of River Street, between Labatt Avenue and a point 46.5 metres north.
7. City Council prohibit stopping at all times on the east side of River Street, between Labatt Avenue and a point 46.5 metres north.
8. City Council rescind the existing parking prohibition on the north side of Labatt Avenue, between River Street and a point 40.5 metres east.
9. City Council prohibit stopping at all times on the north side of Labatt Avenue, between River Street and a point 40.5 metres east,
10. City Council rescind the existing maximum one hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Labatt Avenue, between River Street and a point 40.5 metres east.
11. City Council prohibit stopping at all times on the south side of Labatt Avenue, between River Street and a point 40.5 metres east.
12. City Council direct the applicant to continue to pressure wash or sweep (weather permitting) 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. City Council direct the applicant to continue 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 to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
14. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant to continue to install appropriate signage and request the applicant to install converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
17. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
20. City Council direct the applicant to continue 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. City Council direct the applicant to continue 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. City Council direct the applicant, in consultation with Transportation Services, to continue to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
23. City Council authorize the appropriate City officials to submit directly to City Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council's direction, and to reinstate the traffic and parking regulations to what they were immediately prior to the date of the

report (July 22, 2022) from the General Manager, Transportation Services once the project is complete.

24. City Council direct that River Street, Labatt Avenue, and Carfrae 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.

25. City Council direct the applicant to continue to create a publicly accessible website with regular construction updates and post the website address on the construction site hoarding, which must be prominently place and legible from 20 metres and on all elevations from the construction site.

26. City Council direct the applicant to continue to mitigate light pollution by installing a shield/barrier on any lighting standards in close proximity to adjacent residential properties such as cranes.

27. City Council in areas where no cycling lanes exist, continue to direct the applicant, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclist to safely share the road.

28. City Council direct the Director, Congestion and Network Management, Transportation Services and the applicant to continue to establish a construction management working group that meets monthly and invite local stakeholders including Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, local resident groups, local Business Improvement Areas and local school administration.

29. City Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, local residents' association and the Business Improvement Area Board of Management.

FINANCIAL IMPACT

There is no financial impact to the City. Broccolini is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected duration of the proposed closures on River Street, Labatt Avenue, and Carfrae Lane these fees will be approximately \$1,700,000.00 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 lane closure on River Street, Labatt Avenue, and Carfrae Lane, these fees will be approximately \$100,000.00.

DECISION HISTORY

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted item TE34.115 entitled "Construction Staging Area - 83-97 River Street and 2-4 Labatt Avenue" without amendments, and in so doing authorized a construction staging area on River Street, Labatt Avenue, and Carfrae Lane, from October 1, 2022 to January 31, 2026. This item was considered by Toronto and East York Community Council on June 29 and 30, 2022 and adopted without amendment.

[Agenda Item History - 2022.TE34.115](#)

COMMENTS

Status of the Development

Broccolini is constructing a 34-storey purpose-built rental building at 83-97 River Street and 2-4 Labatt Avenue. The site is located on the northeast corner of River Street and Labatt Avenue.

Based on the information provided by the developer and at the time of this report, the project was launched in 2022 as a condominium development but has since been repositioned as a purpose-built rental building due to a significant downturn in the condominium market.

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

- Demolition: from April 2026 to May 2026;
- Excavation and shoring: from July 2026 to December 2026;
- Below grade formwork: from September 2026 to March 2027;
- Above grade formwork: from December 2026 to May 2028;
- Building envelope phase: from May 2027 to November 2028; and
- Interior finishes stage: from October 2026 to December 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, occupancy of the proposed construction staging areas is essential to complete the development.

Construction Staging Areas

Construction staging operations on River Street will take place within the east sidewalk, easterly northbound cycle track, and the east side parking lay-by. The closure will accommodate delivery access to the hoist platform, a construction laydown area, and temporary material storage. A temporary 1.3 metre wide bicycle lane will be provided within the northbound lane. Pedestrian operations on the east side of River Street will be maintained in a 2.1 metre wide covered and protected walkway within the closed

portion of the parking lay-by. One northbound and one southbound traffic lane will be maintained around the construction staging area.

On Labatt Avenue, the north sidewalk and a 2.2 metre wide portion of the eastbound lane will be closed to accommodate delivery access for loading and offloading material. The remaining pavement width is 4.5 metres, which is insufficient to accommodate both a covered walkway and to maintain the existing one-way eastbound traffic lane. Therefore, pedestrians will be redirected to the south side. A temporary compulsory stop control will be installed for eastbound traffic on Labatt Avenue at Defries Street, to allow a safe north-south crossing for pedestrians.

A portion of Carfrae Lane will be fully closed to accommodate delivery access for loading and offloading material, construction laydown area, temporary material storage, and access to the future garage ramp of the development. Local access to Carfrae Lane will always be maintained.

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

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging areas on River Street, Labatt Avenue, and Carfrae Lane are not expected to conflict with the City's capital works projects.

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, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Extension of Closure Duration - 83-97 River Street

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