

Construction Staging Area Time Extension - 363-391 Yonge Street

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

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

Concord Properties Developments Corp has undertaken the construction of an 89-storey condominium at 363-391 Yonge Street. The site is located on the southeast corner of Yonge Street and Gerrard Street East.

At its meeting on December 17 and 18, 2024, City Council authorized the temporary closure of a portion of O'Keefe Lane, from December 18, 2024 to January 31, 2026. At the time, the developer indicated they would require the staging area for a total of 38 months, from December 18, 2024 to January 31, 2028, however, the occupation was only approved for a 14 month period.

The developer has requested a time extension of the duration of the construction staging area on O'Keefe Lane as a result of delays caused by weather and building plan revisions which increased the building from 87-storeys to 89-storeys. Based on the information provided by the developer and at the time of this report, the developer is currently working on the above grade formwork for Phase 1 of the development (above grade building construction with heritage retention system in place). This report deals with the matters related to Phase 1. Phase 2 (above grade building construction with heritage retention system removed) will be discussed in a future staff report.

Transportation Services is requesting authorization to extend the time duration of the construction staging area on O'Keefe Lane for an additional 14 months, from May 1, 2026 to June 30, 2027, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of a 6.6 metre wide portion of O'Keefe Lane, between a point 38 metres south of Gerrard Street East and a point 33.5 metres further south, from May 1, 2026 to June 30, 2027, inclusive.
2. Toronto and East York Community 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.
3. Toronto and East York Community 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).
4. Toronto and East York Community 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.
5. Toronto and East York Community 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.
6. Toronto and East York Community 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.
7. Toronto and East York Community 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.
8. Toronto and East York Community 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.

9. Toronto and East York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

10. Toronto and East York Community 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.

11. Toronto and East York Community 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.

12. Toronto and East York Community 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.

13. Toronto and East York Community 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 (December 4, 2024) from the General Manager, Transportation Services once the project is complete.

14. Toronto and East York Community Council direct that O'Keefe Lane and Yonge Street be returned to its pre-construction traffic and parking regulations when the project is complete.

15. 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 with 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.

16. Toronto and East York Community Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. Concord Properties Developments Corp 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 O'Keefe Lane these fees will be approximately \$825,000.00.

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 O'Keefe Lane, these fees will be approximately \$1,700.00.

DECISION HISTORY

City Council, at its meeting on December 17 and 18, 2024 adopted Item TE18.22 entitled "363-391 Yonge Street - Construction Staging Area" without amendment. This item was considered by Toronto and East York Community Council on December 4, 2024 and was adopted with amendments.

[Agenda Item History - 2024.TE18.22](#)

City Council, at its meeting on February 26, 2019 adopted Item CC3.1 entitled "363-391 Yonge Street and 3 Gerrard Street East - Official Plan Amendment and Zoning Amendment Applications - Request for Direction"

[Agenda Item History - 2019.CC3.1 \(toronto.ca\)](#)

COMMENTS

Status of the Development

Concord Properties Developments Corp is constructing an 89-storey condominium at 363-391 Yonge Street. The site is bounded by Gerrard Street East to the north, O'Keefe Lane to the east, Gould Street to the south and Yonge Street to the west.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the above grade formwork for Phase 1 (above grade building construction with heritage retention system in place) of the development. The development is scheduled to be completed in June 2028. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: from January 2024 to December 2027;
- Building envelope phase: from July 2025 to June 2028; and
- Interior finishes stage: from November 2025 to May 2028.

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 June 30, 2028 is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to take place on O'Keefe Lane, between a point 38 metres south of Gerrard Street East and a point 33.5 metres further south.

Vehicular through traffic on O'Keefe Lane will continue to be closed, however, local access is maintained for the neighbouring properties backing onto the laneway. In addition, a continuous 75 metre pedestrian walkway will continue to be maintained on the east side of O'Keefe Lane, around the construction staging area.

Additionally, construction staging operations will continue to take place on the northbound curb lane of Yonge Street in the form of temporary occupation during the off-peak period (9:00 a.m. to 4:00 p.m.). The lane occupation is utilized for temporary daily hoisting operations. The traffic lane is reopened at the start of the afternoon peak period, thus minimizing the impact to the traffic network. A covered and protected walkway will continue to be maintained on the east sidewalk of Yonge Street and the south sidewalk of Gerrard Street East, fronting the site.

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

A review of the City's Major Capital Works Program indicates that infrastructure enhancement is planned on Yonge Street beginning in 2025. Watermain replacement by Toronto Water is planned on Yonge Street beginning in 2027. The developer has been informed that any conflict with the work will require the staging areas to be temporarily removed or modified to the planned activities. Failure of the developer to remove the staging areas may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

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 - 363-391 Yonge Street

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