

Construction Staging Area – 29-39 Pleasant Boulevard

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

Pleasant Condos LP is constructing a 50-storey condominium with ground floor retail at 29-39 Pleasant Boulevard. The site is located on the south side of Pleasant Boulevard, east of Yonge Street.

Transportation Services is requesting authorization to temporarily close a portion of the eastbound lane and the south sidewalk on Pleasant Boulevard. Additionally, portion of the rear north-south laneway and full closures to all road users of a portion of the east-west laneway for a period of 21 months, from July 10, 2026, to March 31, 2028, in order to enable construction staging operations for the development.

Pedestrians on the south side of Pleasant Boulevard will be redirected into a 2.1 metre wide covered and protected walkway within the closed portion of the eastbound curb lane.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 3.2 metre wide portion of the eastbound curb parking lane on Pleasant Boulevard, between a point 78.5 metres east of Yonge Street and a point 77.5 metres further east, and provision of a temporary 2.1 metre wide pedestrian walkway within the closed portion of Pleasant Boulevard, from July 10, 2026, to March 31, 2028, inclusive.

2. Toronto and East York Community Council authorize the closure of a 1.0 metre wide portion of the north-south laneway, abutting the west side of the site, from July 10, 2026, to March 31, 2028, inclusive.
3. Toronto and East York Community Council authorize the full closure to all road users of the east-west laneway, abutting the south side of the site, from July 10, 2026, to March 31, 2028, inclusive.
4. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Pleasant Boulevard, between a point 78.5 metres east of Yonge Street and a point 19 metres further east.
5. Toronto and East York Community Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Pleasant Boulevard, between a point 78.5 metres east of Yonge Street and a point 19 metres further east.
6. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, Monday to Saturday, on the south side of Pleasant Boulevard, between a point 97.5 metres east of Yonge Street and a point 22.5 metres further east.
7. Toronto and East York Community Council rescind the existing on-street accessible loading zone in effect at all times on the south side of Pleasant Boulevard, between a point 120 metres east of Yonge Street and a point 21 metres further east.
8. Toronto and East York Community Council rescind the existing standing prohibition in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, on the south side of Pleasant Boulevard, between a point 141 metres east of Yonge Street and a point 15 metres further east.
9. Toronto and East York Community Council rescind the existing parking prohibition in effect from 9:00 a.m. of one day to 7:00 a.m. of the next following day, Monday to Friday, on the south side of Pleasant Boulevard, between a point 141 metres east of Yonge Street and a point 15 metres further east.
10. Toronto and East York Community Council prohibit stopping at all times on the south side of Pleasant Boulevard, between a point 78.5 metres east of Yonge Street and a point 77.5 metres further east.
11. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Pleasant Boulevard, between a point 78.5 metres east of Yonge Street and a point 77.5 metres further east.
12. Toronto and East York Community Council prohibit stopping at all times on the north side of Pleasant Boulevard, between a point 78.5 metres east of Yonge Street and a point 77.5 metres further east.
13. Toronto and East York Community Council direct the applicant 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.

14. Toronto and East 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 to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).

15. Toronto and East 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.

16. Toronto and East 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.

17. Toronto and East York Community Council direct the applicant 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.

18. Toronto and East 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.

19. Toronto and East 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.

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

21. Toronto and East 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.

22. Toronto and East 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.

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

24. Toronto and East 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 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.

25. Toronto and East York Community Council authorize the appropriate City officials to submit directly to the Toronto and East 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 East 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 4, 5, 6, 7, 8, 9, 10, 11 and 12, once the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Pleasant Condos LP 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 closure on Pleasant Boulevard and Lane 2 East Yonge South Pleasant these fees will be approximately \$860,000.00.

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 closures on Pleasant Boulevard and Lane 2 East Yonge South Pleasant, these fees will be approximately \$11,000.00.

DECISION HISTORY

City Council, at its meeting on July 24 and 25, 2024 adopted Item TE15.6 entitled "29-39 Pleasant Boulevard - Zoning Amendment Application - Decision Report - Approval" without amendments. This item was considered by Toronto and East York Community Council on July 10, 2024 and was adopted without amendment.

[Agenda Item History - 2024.TE15.6](#)

City Council, at its meeting on November 9, 10 and 12, 2021 adopted Item TE28.4 entitled "29-39 Pleasant Boulevard - Zoning Amendment Application - Final Report" with amendments. This item was considered by Toronto and East York Community Council on October 14, 2021 and was forwarded to City Council without recommendations.

[Agenda Item History - 2021.TE28.4](#)

Toronto and East York Community Council, at its meeting on July 16, 2020 adopted Item TE16.28 entitled "29, 31, 33 and 39 Pleasant Boulevard - Zoning By-law Amendment Application - Preliminary Report" without amendments.
[Agenda Item History - 2020.TE16.28](#)

COMMENTS

The Development and Timeline

Pleasant Condos LP is constructing a 50-storey condominium with ground floor retail at 29-39 Pleasant Boulevard. The site is located on the south side of Pleasant Boulevard, between Yonge Street and Avoca Avenue. The site is bounded by Pleasant Boulevard to the north, a vacant land to the east, and Lane 2 East Yonge South Pleasant to the south side and west side.

Based on the information provided by the developer and at the time of this report, the development is scheduled to be fully completed in June 2029, however, the construction staging area is required only until March 2028. The major construction activities and associated timeline for the development are described below:

- Demolition: Completed July 2025;
- Excavation and shoring: from March 2026 to September 2026;
- Below grade formwork: from May 2026 to May 2027;
- Above grade formwork: from March 2027 to April 2028;
- Building envelope phase: from July 2027 to April 2028; and
- Interior finishes stage: from August 2027 to June 2029.

Existing Conditions

Pleasant Boulevard is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 9.5 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

The parking regulations on Pleasant Boulevard, within the subject section are as follows:

North side

- No parking anytime

South side

- No parking anytime, between Yonge Street and a point 97.5 metres east
- No Stopping, from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, between Yonge Street and a point 97.5 metres east

- No Parking, Monday to Saturday, between a point 97.5 metres east of Yonge Street and a point 22.5 metres further east
- No Parking, from 9:00 a.m. of one day to 7:00 a.m. of the next following day, Monday to Friday, between a point 141 metres east of Yonge Street and a point 55.5 metres further east
- No Standing, from 7:00 a.m. to 9:00 a.m., Monday to Friday, between a point 141 metres east of Yonge Street and a point 55.5 metres further east

Proposed Construction Staging Areas

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated from lot line to lot line on all four sides to a depth of 15 metres. The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers most of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. Furthermore, alternative staging locations are not feasible due to the surrounding land uses. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Pleasant Boulevard and the rear public laneways are essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Pleasant Boulevard will take place within the south sidewalk and a 3.2 metre wide portion of the eastbound curb parking lane on the south side of Pleasant Boulevard, fronting the site. Pedestrians on the south side of Pleasant Boulevard will be redirected into a 2.1 metre wide covered and protected walkway within closed portion of the lane. With the construction staging area in place, one eastbound and one westbound traffic lane will be maintained.

Additionally, a portion of the rear north-south laneway and a full closure to all road users of the east-west laneway, abutting the west and north side of the site, respectively. A 1.0 metre wide pedestrian pathway will be maintained on the west side of north-south public laneway.

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 area on Pleasant Boulevard is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Pleasant Condos LP has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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: Proposed Construction Staging Area - 29-39 Pleasant Boulevard

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