

Construction Staging Area – 25 St. Dennis Drive

Date: June 16, 2025

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 16, Don Valley East

SUMMARY

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

25 St Dennis LP is constructing a 12-storey condominium at 25 St. Dennis Drive. The site is located on the south side of St. Dennis Drive, between Don Mills Road and Deauville Lane.

Transportation Services is requesting authorization to temporarily close a portion of the eastbound curb lane and eastbound cycle track on St. Dennis Drive for a period of 16 months, from September 1, 2025 to December 31, 2026, in order to enable construction of the above-mentioned development. Pedestrian movements will be maintained in a covered and protected walkway within the existing sidewalk on the south side.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services, recommends that:

1. North York Community Council authorize the closure of the southerly eastbound designated bike lane and a 4.5 metre wide portion of the eastbound curb lane on St. Dennis Drive, between Deauville Lane and a point 77 metres west, from September 1, 2025 to December 31, 2026 inclusive.
2. North York Community Council prohibit stopping at all times on the north side of St. Dennis Drive, between a point 65 metres west of Deauville Lane and a point 65 metres further west.
3. North 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.

4. North 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).
5. North 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.
6. North 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.
7. North 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.
8. North 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.
9. North 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.
10. North York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. North 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.
12. North 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.
13. North York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.
14. North 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.

15. North York Community Council direct that the occupation permit for construction staging on St. Dennis Drive be conditional, subject to there being no conflicts with Metrolinx transit project construction.

16. North York Community Council direct that St. Dennis Drive be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 25 St Dennis 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 St. Dennis Drive these fees will be approximately \$270,000.00.

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 St. Dennis Drive, these fees will be approximately \$24,000.00.

DECISION HISTORY

City Council, at its meeting on November 25 and 26, 2020, adopted without amendments Item NY19.1 entitled "Final Report - Draft Plan of Subdivision Application - 25 St. Dennis Drive". This item was considered by North York Community Council on November 4, 2020 and adopted without amendment.

[Agenda Item History - 2020.NY19.1](#)

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted without amendments Item CC44.26 entitled "25 St. Dennis Drive - Zoning By-law Amendment Application - Request for Directions".

[Agenda Item History - 2018.CC44.26](#)

City Council, at its meeting on April 24, 25, 26 and 27, 2018, adopted without amendments Item CC39.8 entitled "25 St. Dennis Drive - Zoning By-law Amend Application - Request for Directions".

[Agenda Item History - 2018.CC39.8](#)

City Council, at its meeting on November 7, 8 and 9, 2017, adopted without amendments Item NY25.4 entitled "Request for Direction Report - Zoning Amendment and Site Plan Control Applications - 25 St. Dennis Drive". This item was considered by North York Community Council on October 17, 2017 and adopted without amendment.

[Agenda Item History - 2017.NY25.4](#)

North York Community Council, at its meeting on February 23, 2016, adopted without amendments Item NY12.31 entitled "Preliminary Report - Zoning By-law Amendment Application - 25 St. Dennis Drive".

[Agenda Item History - 2016.NY12.31](#)

COMMENTS

The Development and Timeline

25 St Dennis LP is constructing a 12-storey condominium at 25 St. Dennis Drive. The site is located on the south side of St. Dennis Drive, between Don Mills Road and Deauville Lane. The site is bounded by St. Dennis Drive to the north, City of Toronto facility to the east, David Salomon Drive (unassumed public road) to the west, and residential properties to the south.

Based on the information provided by the developer and at the time of this report, the development is scheduled to be fully completed in May 2027, however, the construction staging area is required only until December 31, 2026. The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from June 2025 to September 2025;
- Below grade formwork: from September 2025 to March 2026;
- Above grade formwork: from March 2026 to August 2026;
- Building envelope phase: from June 2026 to January 2027; and
- Interior finishes stage: from November 2026 to May 2027.

Existing Conditions

St. Dennis Drive is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks and designated bike lanes located on both sides of the street
- Parking is permitted for a maximum period of three hours on the north side of the street
- Stopping is prohibited at all times on the south side of the street

Proposed Construction Staging Area

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 seven 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 St. Dennis Drive is essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on St. Dennis Drive will take place within the existing boulevard allowance, eastbound curb lane and southerly eastbound bicycle lane. Pedestrian movements will be maintained in a covered and protected walkway within the existing sidewalk on the south side. With the construction staging area and temporary walkway in place, there is insufficient space to maintain the eastbound bicycle lane. As a result, people cycling in the eastbound direction must merge into the eastbound traffic lane. Leading up to the bicycle lane closure, advanced warning signage will be installed to inform both cyclists and motorists of the new changes. Two-way traffic will continue to be maintained.

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

A review of the City's Five-Year Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on St. Dennis Drive, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that 25 St Dennis Drive 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, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 25 St. Dennis Drive

