

Construction Staging Area – 241 Redpath Avenue

Date: August 29, 2025

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 15, Don Valley West

SUMMARY

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

LCG Residential Builders Ltd. is constructing a 38-storey residential rental building at 241 Redpath Avenue. The site is located on the east side of Redpath Avenue, south of Erskine Avenue.

Transportation Services is requesting authorization to temporarily close a 3 metre wide portion of the northbound curb lane and the east sidewalk on Redpath Avenue for a period of 46 months, from September 18, 2025 to June 30, 2029, in order to facilitate construction staging operations for the development. Pedestrians will be redirected into a 2.1 metre wide covered and protected walkway within the closed portion of the northbound lane on Redpath Avenue.

RECOMMENDATIONS

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

1. North York Community Council authorize the closure of the east sidewalk and a 3 metre wide portion of the northbound curb lane on Redpath Avenue, between a point 34 metres south of Erskine Avenue and a point 55 metres further south, with the provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from September 18, 2025 to June 30, 2029, inclusive.
2. 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.

3. 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).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 material deliveries to control 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 install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. 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.
11. 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.
12. 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.

13. North York Community Council direct the applicant to undertake a full lane grind and pave on Redpath Avenue, should the new pavement be impacted as a result of streetscaping or any other construction activity related to the development.

14. North York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

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

16. North York Community Council direct that Redpath Avenue 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. LCG Residential Builders Ltd. 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 Redpath Avenue these fees will be approximately \$7,750,000.00.

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 Erskine Avenue, these amount to approximately \$16,000.00.

DECISION HISTORY

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted without amendments Item NY33.7 entitled "241 Redpath Avenue - Rental Housing Demolition Application - Final Report". This item was considered by North York Community Council on June 28, 2022 and adopted without amendment.

[Agenda Item History - 2022.NY33.7](#)

City Council, at its meeting on March 10, 2021, adopted without amendments Item NY22.2 entitled "Request for Direction Report - Zoning By-law Amendment and Rental Housing Demolition Applications - 241 Redpath Avenue". This item was considered by North York Community Council on March 1, 2021 and adopted with amendments.

[Agenda Item History - 2021.NY22.2](#)

North York Community Council, at its meeting on September 10, 2020, adopted without amendments Item NY17.5 entitled "Preliminary Report - Zoning By-law Amendment and Rental Housing Demolition Applications - 241 Redpath Avenue.

[Agenda Item History - 2020.NY17.5](#)

COMMENTS

The Development and Timeline

LCG Residential Builders Ltd. is constructing a 38-storey residential rental building at 241 Redpath Avenue. The site is bounded by Redpath Avenue to the west and residential properties to the north, south, and east.

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

- Demolition: from November 2024 to July 2025;
- Excavation and shoring: from June 2025 to January 2026;
- Below grade formwork: from January 2026 to July 2026;
- Above grade formwork: from July 2026 to November 2027;
- Building envelope phase: from November 2026 to December 2027; and
- Interior finishes stage: from January 2027 to March 2029.

Existing Conditions

Redpath Avenue is characterized by the following conditions:

- It is a two-lane, north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 8 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- Stopping is prohibited at all times on both sides 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 18 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. Moreover, alternative construction staging locations are not feasible due to the surrounding built up land uses. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Redpath Avenue is essential to facilitate the construction of the development.

Subject to approval, construction staging operations on Redpath Avenue will take place within the east boulevard allowance and the northbound lane, fronting the site. With the proposed closure in place, Redpath Avenue, in the immediate vicinity of the site, will operate as one northbound and one southbound. Pedestrians on the east side of the roadway will be redirected into a protected 2.1 metre wide covered walkway within the

closed portion of the northbound lane. Pedestrian operations on the west side of Redpath Avenue will remain unchanged

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 road resurfacing on Redpath Avenue is expected to begin in Fall 2025. The developer was advised of the City's capital works project. The proposed construction staging area is not expected to conflict with the City's capital works project. However, in the event of any conflict between the future construction phases and capital works projects, the developer has been advised that the proposed construction staging area on Redpath Avenue will need to be modified or removed to accommodate the capital works project activities.

The development site is also within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Redpath Avenue, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

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 - 241 Redpath Avenue

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