

Construction Staging Area – Temple Avenue (Phase 1)

Date: September 2, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 4, Parkdale-High Park

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 16-storey residential building at 2-24 Temple Avenue. The site is located on the northwest corner of Dufferin Street and Temple Avenue.

The project will be undertaken in two phases, each requiring varying closures, and traffic and parking by-law amendments. This report pertains to Phase 1 of the project, with recommendations that will be required until the end of the project. Moreover, there are no proposed construction staging areas during this phase, only traffic and parking by-law amendments. Phase 2 involves the long term occupation of the public right-of-way and is expected to occur in Q2 2026; thus, a subsequent report will be submitted in advance of the work.

Access to the site will be established on the north side of Temple Avenue and west side of Dufferin Street. Temple Avenue operates as a one-way westbound operation forcing vehicles egressing the site to travel through the neighbourhood. To avoid traffic infiltration, it is recommended that a section of Temple Avenue be temporarily converted from a one-way westbound operation to a temporary two-way operation, between Dufferin Street and a point 73 metres west, for a period of 34 months from September 30, 2025 to July 31, 2028. This recommendation will result in the removal of six on-street permit parking spaces. There is sufficient permit parking inventory in the area, therefore these spaces will not adversely impact permit holders.

RECOMMENDATIONS

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

1. Toronto and East York Community Council rescind the existing one-way, westbound traffic designation on Temple Avenue, between Dufferin Street and a point 73 metres west, from September 30, 2025 to July 31, 2028, inclusive.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times, on the north side of Temple Avenue, between Dufferin Street and a point 73 metres west.
3. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., on the south side of Temple Avenue, between Dufferin Street and a point 73 metres west.
4. Toronto and East York Community Council rescind the existing permit parking on the odd side of Temple Avenue, between Dufferin Street and a point 73 metres west, from 12:01 a.m. to 7:00 a.m. at all times.
5. Toronto and East York Community Council prohibit stopping at all times on both sides of Temple Avenue, between Dufferin Street and a point 73 metres west.
6. 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.
7. 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).
8. 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.
9. 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.
10. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.

11. 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.

12. 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.

13. 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.

14. 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.

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

16. Toronto and East York Community Council direct that Temple 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. The developer 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 Temple Avenue these fees will be approximately \$31,000.00 including lost revenue from the parking machines (if applicable).

DECISION HISTORY

City Council, at its meeting on October 11 and 12, 2023, adopted without amendments Item TE7.3 entitled "2-24 Temple Avenue - Rental Housing Demolition Application - Decision Report - Approval". This item was considered by Toronto and East York Community Council on September 19, 2023 and adopted without amendment.

[Agenda Item History - 2023.TE7.3](#)

City Council, at its meeting on December 14 and 15, 2022, adopted without amendments Item CC2.6 entitled "2-24 Temple Avenue - Zoning By-law amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions".
[Agenda Item History - 2023.CC2.6](#)

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted without amendments Item TE34.55 entitled "2-24 Temple Avenue - Zoning By-law Amendment Application - Request for Direction Report". 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.TE34.55](#)

Toronto and East York Community Council, at its meeting on April 21, 2021, adopted without amendment Item TE24.26 entitled "2-24 Temple Avenue - Zoning Amendment and Rental Housing Demotion Applications - Preliminary Report".

[Agenda Item History - 2021.TE24.26](#)

COMMENTS

The Development and Timeline

LCG Residential Builders Ltd. is constructing a 16-storey residential building at 2-24 Temple Avenue. The site is located on the northwest corner of Dufferin Street and Temple Avenue. The site is bounded by Dufferin Street to the east, Temple Avenue to the south, and residential properties to the north and west.

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

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

Existing Conditions

Temple Avenue is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates one-way traffic on a pavement width of approximately 7 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 Temple Avenue, within the subject section are as follows:

North side

- No parking at all times

South side

- Permit parking from 12:01 a.m. to 7:00 a.m. at all times

Traffic Amendments

Phase 1 of the project consists of demolition and excavation & shoring. These activities will be undertaken within the existing boulevard allowance and within the site.

Therefore, long term occupation on the public right-of-way is not required. Construction gate access/egress will be set-up on the north side of Temple Avenue. Due to current one-way westbound operation on Temple Avenue, outbound trucks will be forced to travel westbound on Temple Avenue and through the residential neighbourhood. In order to allow trucks to egress back on to Dufferin Street, Temple Avenue, from Dufferin Street to a point 73 metres west will be converted to a temporary two-way operation.

On the west side of Dufferin Street, pedestrian movements will be maintained in a 2.1 metre-wide covered and protected walkway located within the existing sidewalk.

The proposed traffic amendments will result in the loss of six permit parking spaces on the south side of Temple Avenue. Based on a review of the permit parking inventory for Permit Parking Area 2, there are 19 parking spaces currently available. Therefore, the removal of six permit parking spaces will not adversely impact permit holders.

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 Temple Avenue, 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 LCG Residential Builders Ltd. 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 time 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: Construction Staging Area - Temple Avenue (Phase 1)

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