

Construction Staging Area (Phase 2) - 316-336 Campbell Avenue

Date: November 7, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

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

Marlin Spring Developments has undertaken the construction of a 26-storey residential building at 316-336 Campbell Avenue. The site is located on the west side of Campbell Avenue, north of Dupont Street.

By way of background, Toronto and East York Community Council, at its meeting on January 14, 2025 adopted Item 2025.TE19.37 and in doing so, authorized a closure of a 1.5 metre wide portion of the north-south laneway, between a point 35 metres north of Dupont Street and a point 56 metres further north, from March 1, 2025 to September 30, 2025, in order to facilitate excavation and shoring works (Phase 1) of the project.

Transportation Services is requesting authorization to temporarily close the sidewalk on the west side of Campbell Avenue abutting the work area to facilitate Phase 2 of the development. Pedestrian movements on the west side of Campbell Avenue abutting the site will be restricted and pedestrians will be directed to the sidewalk on the east side of Campbell Avenue. In addition, authorization is being requested to extend the time duration of the 1.5 metre occupation of the north/south laneway; and to close a 1 metre wide portion of the east-west laneway, abutting the site.

The above requested closures are required for a period of 25 months, from December 1, 2025 to December 31, 2027 to facilitate construction staging operations for the development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk on Campbell Avenue, between a point 35 metres north of Dupont Street and a point 56 metres further north, from December 1, 2025 to December 31, 2027, inclusive.
2. Toronto and East York Community Council authorize the closure of a 1 metre wide portion of the northern public laneway (south side), between Campbell Avenue and a point 41 metres west, from December 1, 2025 to December 31, 2027, inclusive.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect each Thursday, from April 1 to November 30, inclusive on the east side of Campbell Avenue, between Dupont Street and a point 35 metres south of the north end of Campbell Avenue.
4. Toronto and East York Community Council prohibit stopping at all times on the east side of Campbell Avenue, between Dupont Street and a point 100 metres north.
5. Toronto and East York Community Council continue to authorize the closure of a 1.5 metre wide portion of the western public laneway (east side), between a point 35 metres north of Dupont Street and a point 56 metres further north, from December 1, 2025 to December 31, 2027, inclusive.
6. Toronto and East York Community Council continue to designate the northern public laneway, between Campbell Avenue and the laneway west end, as one-way eastbound traffic only, from December 1, 2025 to December 31, 2027, inclusive.
7. Toronto and East York Community Council continue to rescind the existing on-street accessible parking space designation on the west side of Campbell Avenue, between a point 29.5 metres north of Dupont Street and a point 5.5 metres further north.
8. Toronto and East York Community Council continue to rescind the existing parking prohibition in effect anytime, except each Thursday, from April 1 to November 30, inclusive on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north.
9. Toronto and East York Community Council continue to rescind the existing permit parking regulation in effect anytime, except each Thursday, from April 1 to November 30, inclusive, 12:01 a.m. to 7:00 a.m. on the even (west) side of Campbell Avenue, from a point 28 metres north of Dupont Street to a point 66 metres further north.
10. Toronto and East York Community Council continue to prohibit stopping at all times on the west side of Campbell Avenue, between a point 28 metres north of Dupont Street and a point 66 metres further north.

11. 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 within 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.

12. Toronto and East York Community Council direct that Campbell Avenue, as well as the public laneways adjacent to the work area be returned to its pre-construction 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) when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$340,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Campbell Avenue the city right-of-way occupancy permit fees amount to approximately \$335,000.00 including lost revenue from the parking machines (if applicable).
- 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 sidewalk closure on Campbell Avenue, these amount to approximately \$5,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on January 14, 2025, adopted Item 2025.TE19.37 entitled "Re-Opening TE18.19 - 316-336 Campbell Avenue - Construction Staging Area (Phase 1)"

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.19>

Toronto and East York Community Council, at its meeting on December 4, 2024, adopted 2024.TE18.19 entitled " 316-336 Campbell Avenue - Construction Staging Area (Phase 1)"

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.19>

City Council, at its meeting on July 19, 2022, adopted with amendments Item 2022.TE34.17, entitled 316-336 Campbell Avenue - Official Plan, Zoning By-law Amendment and Rental Demolition Applications - Final Report.
<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.17>

COMMENTS

The Development and Timeline

Marlin Spring Developments is constructing a 26-storey rental residential building with a total of 314 units, and a two-levels of underground parking at 316-336 Campbell Avenue. The site is bounded by a public laneway to the north and west, Campbell Avenue to the east, and residential properties to the south.

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

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

Existing Conditions

Campbell Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
 - It operates two-way traffic on a pavement width of approximately 7.3 metres
 - Daily traffic volumes for this section of Campbell Avenue are not available
 - The speed limit is 50 km/h
 - There are sidewalks located on both of the street
 - Campbell Avenue terminates approximately 110 metres north of Dupont Street
- The parking regulations on Campbell Avenue, within the subject section are as follows:

East side

- Overnight permit parking is permitted from 12:01 a.m. to 7:00 a.m., and during the day parking is permitted for a maximum period of three hours, in effect each Thursday from April 1 to November 30, inclusive

West side

- Currently, there is overnight (12:01 a.m. to 7:00 a.m.) permit parking by-law, and during the day parking is permitted for a maximum period of three hours, in effect anytime, except each Thursday, from April 1 to November 30, on the west side of Campbell Avenue

Proposed Construction Staging Area

Phase 2 of the project will consist of below and above grade construction. In order to facilitate these works, the development site will need additional construction staging areas to facilitate a dewatering tank and delivery and storage of construction materials.

Subject to approval, the following closures and associated impacts are as follows:

- Closure the west sidewalk on Campbell Avenue. Pedestrian movements on the west side of Campbell Avenue abutting the site will be restricted and pedestrians will be redirected to the east sidewalk at the signalized intersection of Dupont Street and Campbell Avenue.
- Closure of a 1 metre wide portion of the east/west laneway, abutting the site. The one-way eastbound traffic operations will continue to be maintained in the laneway.
- Additionally, the continued closure of the north-south public laneway is required to accommodate hoarding walls and ensure public safety during construction. Overhead protection will be installed in the laneway when the construction reaches above grade.

It should be noted that the developer explored various options to accommodate construction staging within the site itself. However, due to the full excavation of the development site up to all property boundaries, these logistical operations can no longer be performed within the confines of the site itself. The applicant has explored staging of the public laneways adjacent to the site. However, utilization of the public laneways for all staging operations was not deemed feasible as the turning radius and pavement width is too narrow to accommodate construction vehicles.

In order to maintain traffic flow around the closures on Campbell Avenue, stopping will be prohibited at all times on both sides of the street in the vicinity of the work area. The parking amendment and construction staging area will result in the loss of eight permit parking spaces. A review of the permit parking inventory has determined that the loss of these spaces can be absorbed within the Permit Parking area.

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 is not expected to conflict with the City's capital works projects in the area.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Marlin Spring Developments, 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Campbell Avenue and the adjacent public laneways for periods of less than 30 consecutive days over the 25-month life of the project in order to complete construction.

The Ward Councillor has been advised of the recommendations in this report.

CONTACT

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation,
Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 316-336 Campbell Avenue

Attachment 1: Proposed Construction Staging Area - 316-336 Campbell Avenue

