

Construction Staging Area – Bedford Road (287 Davenport Road and 141-145 Bedford Road)

Date: December 18, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Bedford Road, City Council approval of this report is required.

Burnac Enterprises Inc is constructing a 13-storey residential condominium building at 287 Davenport Road and 141-145 Bedford Road. The site is located on the southeast corner of Davenport Road and Bedford Road.

Transportation Services is requesting authorization to close the east sidewalk, the easterly northbound bicycle lane, and a portion of the northbound vehicle traffic lane on Bedford Road for a period of 36 months, from April 1, 2026 to March 30, 2029, in order to facilitate construction staging operations. Pedestrian on the east sidewalk in the vicinity of the work area will be restricted, and pedestrians will be redirected to a temporary covered and protected walkway located within the closed portion of the northbound lane. With the bicycle lane closure in place, people cycling must merge into the northbound traffic lane. Advanced warning signage will be installed to inform both cyclists and motorist of the bicycle lane closure.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk, the east side bicycle lane, and a 2.4 metre wide portion of the northbound lane on Bedford Road, between a point 26 metres south of Davenport Road and a point 28 metres further south, and provision of a temporary pedestrian walkway located within the closed portion of the northbound lane, from April 1, 2026 to March 30, 2029, inclusive.

2. City Council direct the applicant to sweep 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. City 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. City 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. City 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. City 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.
7. City 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. City 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.
9. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. City 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. City 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. City 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 cycling lanes.

13. City 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.

14. City Council direct that Bedford Road 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.

15. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

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 \$657,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Bedford Road the city right-of-way occupancy permit fees amount to approximately \$567,000.00 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 and traffic lane closures on Bedford Road, these amount to approximately \$100,000.00.

DECISION HISTORY

City Council, at its meeting on March 9, 2022, adopted Item 2022.TE31.6 entitled "287 Davenport Road and 141, 143 and 145 Bedford Road - Rental Housing Demolition Application - Final Report"

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE31.6>

City Council, at its meeting on July 14, 15 and 16, 2021, adopted Item 2021.CC35.14 entitled " 287 Davenport Road and 141-145 Bedford Road - Official Plan and Zoning Amendments - Request for Directions Regarding Ontario Land Tribunal hearing (formerly Local Planning Appeal Tribunal)"

<https://secure.toronto.ca/council/agenda-item.do?item=2021.CC35.14>

Ontario Land Tribunal, pursuant to its order issued on September 9, 2021 held a hearing in relation to Case No PL200249, subject "Request to amend the Official Plan and Zoning By-law No. 569-2013 - Refusal or neglect of City of Toronto to make a decision, for the lands municipally known as 287 Davenport Rd. & 141-145 Bedford Road"

<https://www.omb.gov.on.ca/e-decisions/pl200249-Sep-09-2021.pdf>

COMMENTS

The Development and Timeline

Burnac Enterprises Inc is constructing a 13-storey residential condominium building with 63 units and 3.5 level underground parking at 287 Davenport Road and 141-145 Bedford Road. All permanent access will be from Davenport Road. The site is bounded by Davenport Road to the north, Bedford Road to the west, a residential property to the south, and a condominium building to the east.

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

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

Existing Conditions

Bedford Road is characterized by the following conditions:

- It is a two-lane, north-south, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The daily two-way traffic volume is approximately 10,500 vehicles
- The speed limit is 40 km/h
- TTC service is provided by bus number 26
- There are sidewalks located on both side of the street
- There is a northbound bike lane located on the east side of Bedford Road

The parking regulations on Bedford Road, within the subject section are as follows:

East side

- No stopping anytime

West side

- Permit parking in effect from 12:01 a.m. to 8:00 a.m.
- Maximum 3 hours parking permitted at a rate of \$4.25 per 1 hour, from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday.

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 13.5 metres below grade and extends to the lot lines on the north and east side of the property. The developer has indicated that, given the limited space on the property, it is not feasible to accommodate all required construction activities within the site boundaries, such as delivery of construction materials (steel and concrete), temporary storage of construction materials, construction offices, and worker facilities. In order to facilitate the construction staging area, a temporary closure of the sidewalk, bicycle lane and portion of the traffic lane on Bedford Road is being proposed.

Subject to approval, the east sidewalk, the northbound bicycle lane, and a 2.4 metre wide section of the northbound traffic lane on Bedford Road, between a point 26 metres south of Davenport Road and a point 28 metres further south, will be closed to accommodate construction staging operations for the development. Pedestrian movements will be redirected to a 1.8 metre wide covered and protected walkway located within the closed sections of the northbound traffic lanes. Pedestrian operations on the west sidewalk are maintained. For cyclists, temporary conditions traffic signs will be installed in advance of the lane closure informing cyclists that they will be required to share the roadway with vehicular traffic.

To ensure the continued efficient movement of traffic around the construction staging area, the existing no-stopping regulation on the east side of Bedford Road will remain in effect. TTC service will not be affected.

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

This development site is within the Construction Hub Coordination program and has been reviewed by the Hub Coordinator to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

Finally, a review of the City's Five-Year Major Capital Works Program on Bedford Road, indicates that Toronto Hydro Electric System Ltd has overhead, and underground civil works planned in 2028.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The City is requesting the applicants full cooperation 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 modify or remove any staging to accommodate the necessary municipal infrastructure work.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Burnac Enterprises Inc, 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 - 287 Davenport Road and 141-145 Bedford Road

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