

Construction Staging Area (Phase 3) - 316-336 Campbell Avenue

Date: May 11, 2026
To: Toronto and East York Community Council
From: Director, Congestion and Network 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, to accommodate site mobilization and commencement of shoring and excavation activities for Phase 1 of the project.

At a subsequent meeting held on November 27, 2025, Toronto and East York Community Council adopted item 2025.TE27.47, and in so doing authorized closure of the west sidewalk on Campbell Avenue, the closure of a 1 metre wide portion of the east-west public laneway, and an extension of the existing closure of the 1.5 metre wide portion of the north-south public laneway abutting the site. These temporary closures were approved until December 31, 2027 to accommodate the continuation of shoring and excavation activities for Phase 2 of the project.

The developer is now preparing to begin Phase 3 of the project and has advised that additional construction staging space will be required, necessitating a full closure of the east-west public laneway abutting the site to accommodate below grade formwork and above grade formwork activities.

In view of the above, Transportation Services is requesting authorization for the full closure of the east-west public laneway, between Campbell Avenue and a point 45 metres west, for a period of 18 months, from June 1, 2026 to December 31, 2027 to allow for the construction project to be completed.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services, recommends that:

1. Toronto and East York Community Council authorize a full closure of the northern public laneway, between Campbell Avenue and a point 45 metres west, from June 1, 2026 to December 31, 2027, inclusive.
2. Toronto and East York Community Council direct the applicant to continue 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.
3. 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. Based on the area enclosed and projected duration of the proposed closures on the east-west public laneway, the city right-of-way occupancy permit fees amount to approximately \$401,500.00 including lost revenue from the parking machines (if applicable). There are no RoDARS fees associated with the full closure of the laneway.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on November 27, 2025, adopted Item 2025.TE27.47 entitled " 316-336 Campbell Avenue - Construction Staging Area (Phase 2)"

[Agenda Item History - 2025.TE27.47](#)

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.

At the time of writing this report, the developer is currently working on the excavation and shoring stage. Additional major construction activities and associated timelines for the development are as follows:

- Below grade formwork: from June 2026 to August 2026;
- Above grade formwork: from August 2026 to May 2027;
- Building envelope phase: from November 2026 to June 2027, and;
- Interior finishes stage: from December 2026 to April 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 3 of the project will consist of below grade and above grade formwork.

To safely and efficiently carry out this work, the site will require a full closure of the east-west section of the public laneway, abutting the north side of the site. This area will be used to facilitate construction deliveries, construction material storage, and provide facilities for construction workers.

Subject to approval, the public laneway along the northern property lines of the site will be fully closed, between Campbell Avenue and a point 45 metres west, to accommodate construction staging operations for the development. During the closure, alternate access/egress points will be available via Symington Avenue, Dupont Street, and the northern limits of Campbell Avenue. A 2.1 covered walkway will be maintained on the north-south portion of the laneway.

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

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 on Campbell Avenue and the public laneways abutting the site is not expected to conflict with the City's capital works projects.

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.

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, Congestion & Network Management, Transportation Services

ATTACHMENTS

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

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