

Construction Staging Area – 1095-1111 Danforth Avenue and 1117 Danforth Avenue

Date: May 21, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 14, Toronto-Danforth

SUMMARY

As Danforth Avenue is classified as a major arterial street, City Council approval of this report is required.

1095-1111 Danforth Project GP Inc. and 1117 Danforth Development NP are constructing a 14-storey rental apartment at 1095-1111 Danforth Avenue and 1117 Danforth Avenue. The projects will be constructed concurrently under the same construction manager, with a shared construction staging area. The site is located on the southeast corner of Danforth Avenue and Byron Avenue.

Transportation Services is requesting authorization to temporarily close a portion of the south sidewalk, the eastbound bicycle lane, and the south side parking lane on Danforth Avenue for a period of 35 months, from June 25, 2026 to April 30, 2029, in order to facilitate construction staging operations for the development. Pedestrian movements will be maintained in a 2.1 metre wide covered and protected walkway within the closed portion of the bicycle lane on the south side of Danforth Avenue. The parking machine spaces (six) on the south side of Danforth Avenue will be temporarily removed to accommodate a temporary cycle track.

RECOMMENDATIONS

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

1. City Council authorize the closure of the south side sidewalk, the southerly eastbound cycle track and the parking lane on Danforth Avenue, between Byron Avenue and a point 111 metres east, and provision of a temporary 2.1 metre wide pedestrian walkway and 1.5 metre wide bicycle lane within the closed portion of Danforth Avenue, from June 25, 2026 to April 30, 2029, inclusive.

2. City Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 4:00 p.m. on the south side of Danforth Avenue, between Byron Avenue and a point 111 metres east.
3. City Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m. Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$3.25 per hour and for a maximum of 3 hours, on the south side of Danforth Avenue, between a point 74.6 metres east of Byron Avenue and a point 32.5 metres further east.
4. City Council prohibit stopping at all times on the south side of Danforth Avenue, between Byron Avenue and a point 111 metres east.
5. City Council rescind the existing maximum one hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the east side of Byron Avenue, between Danforth Avenue and a point 37.5 metres south.
6. City Council rescind the existing permit parking on the odd side of Byron Avenue, between Danforth Avenue and a point 37.5 metres south, from 12:01 a.m. to 7:00 a.m., at all times.
7. City Council prohibit stopping at all times on the east side of Byron Avenue, between Danforth Avenue and a point 37.5 metres south.
8. City 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.
9. 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).
10. 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.
11. 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.
12. City 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.
13. 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.

14. 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.

15. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

16. 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.

17. 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.

18. 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 bicycle lanes.

19. City Council authorize the appropriate City officials to submit directly to City Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council's direction, and to reinstate the traffic and parking regulations to what they were immediately prior to the City Council decision of this report from the Director, Congestion and Network Management, Transportation Services once the project is complete.

20. City Council direct that Danforth Avenue and Byron Avenue 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.

21. 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 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.

22. 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. 1095-1111 Danforth Project GP Inc. and 1117 Danforth Development NP are 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 closure on Danforth Avenue these fees will be approximately \$800,000.00 and additional lost revenue from the parking machines.

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 closure on Danforth Avenue, these fees will be approximately \$210,000.00.

DECISION HISTORY

City Council, at its meeting on May 22 and 23, 2024, adopted item TE13.6 entitled "1095 and 1111 Danforth Avenue - Zoning By-law Amendment Application - Decision Report - Approval". This item was considered by Toronto and East York Community Council on May 7, 2024 and adopted without amendment.

[Agenda Item History - 2024.TE13.6](#)

COMMENTS

The Development and Timeline

1095-1111 Danforth Project GP Inc. and 1117 Danforth Development NP are constructing a 14-storey rental apartment at 1095-1111 Danforth Avenue and 1117 Danforth Avenue. The site is located on the southeast corner of Danforth Avenue and Byron Avenue. The site is bounded by Danforth Avenue to the north, City of Toronto facility to the east, Byron Avenue to the west, and residential properties to the south.

The major construction activities and associated timelines for the development are as follows:

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

Existing Conditions

Danforth Avenue is characterized by the following conditions:

- It is a two-lane, east-west, major arterial roadway

- It operates two-way traffic on a pavement width of approximately 16.5 metres
- The speed limit is 40 km/h
- TTC service is provided by the 300 Bloor-Danforth bus
- There are sidewalks and designated bicycle lanes located on both sides of the street
- Parking is permitted for a maximum period of one hour from 8:00 a.m. to 4:00 p.m., on the south side
- There are parking machines on both sides of the street

Proposed Construction Staging Areas

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. Due to significant space constraints, the developer has indicated that all construction activities cannot be accommodated within the property boundaries. The building structure covers most of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. Furthermore, alternative staging locations are not feasible due to the surrounding land uses. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Danforth Avenue is essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Danforth Avenue will take place within the south sidewalk, eastbound cycle track and the parking layby. Pedestrian movements will be maintained in a covered and protected walkway within the existing bicycle lane. With the construction staging area and temporary walkway in place, there is insufficient space to maintain the eastbound cycle track. As a result, the eastbound cycle track will be shifted north, and a temporary bicycle lane will be provided within the parking lane. The lane reconfiguration will result in the temporary removal of six parking machine spaces on the south side of Danforth Avenue. One eastbound and one westbound traffic lane will continue to be maintained around the construction staging area.

On Byron Avenue, construction access and egress will be located on the east side of the roadway fronting the site, which conflicts with the existing permit parking regulations. To facilitate safe and efficient inbound and outbound movements for construction vehicles, three permit parking spaces on the east side of Byron Avenue will be temporarily removed. Based on a review of the permit parking inventory for Area 8B, the removal of three permit parking spaces will not adversely impact permit holders. Pedestrian movements on the east side of Byron Avenue will be maintained in a 1.65 metre wide covered and protected walkway within the existing sidewalk. There is no impact to the traffic lanes.

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 sewer rehabilitation by Toronto Water is planned in the vicinity of the site. The construction staging area on Danforth Avenue is not expected to conflict with the City's capital works project. The developer was informed that should the covered walkway and staging area on Danforth Avenue conflict with the City's capital works project, then the staging area may need to

be temporarily removed or modified to accommodate the City's planned activities. Failure of the developer to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that 1095-1111 Danforth Project GP Inc. and 1117 Danforth Development NP have 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, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1095-1111 Danforth Avenue and 1117 Danforth Avenue

Attachment 1: Proposed Construction Staging Area - 1195-1111 Danforth Avenue and 1117 Danforth Avenue

