

Construction Staging Area Time Extension - 65-87 Raglan Avenue

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Toronto-St. Paul's, Ward 12

SUMMARY

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

Raglan Building Group Inc is constructing a 28-storey residential condominium building at 65-85 Raglan Avenue. The site is located on the east side of Raglan Avenue, between St. Clair Avenue West and Maplewood Avenue.

Toronto and East York Community Council, at its meeting on June 11, 2024, approved the subject construction staging area on Raglan Avenue, from September 1, 2024 to November 30, 2026. The developer is requesting an extension for the construction staging area on Raglan Avenue due to project delays, including challenges with materials and additional unexpected work encountered during construction.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Raglan Avenue for an additional 13 months, from December 1, 2026, to December 31, 2027, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the east sidewalk and a 4.5 metre wide portion of the northbound curb lane on Raglan Avenue, between a point 56.5 metres south of Maplewood Avenue and a point 67 metres further south, from December 1, 2026 to December 31, 2027 inclusive.

2. Toronto and East York Community Council continue to rescind the existing parking prohibition in effect from the 1st day of each month to the 15th day of each month, April 1 to November 30 inclusive, on the west side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
3. Toronto and East York Community Council continue to rescind the existing maximum one-hour parking in effect from 6:00 a.m. to 6:00 p.m. Monday to Friday from the 16th day to the last day of each month, from April 1 to November 30 inclusive, on the west side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
4. Toronto and East York Community Council continue to rescind the existing maximum one-hour parking in effect from 6:00 a.m. to 6:00 p.m. Monday to Friday from December 1 of one year to March 31 of the next following year inclusive, on the west side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
5. Toronto and East York Community Council continue to rescind the existing permit parking regulation in effect at all times, except no parking from 7:00 p.m. 1st day to 7:00 p.m. on the 16th day of each month, inclusive, April 1 to December 1, inclusive, from 12:00 midnight to 6:00 a.m. on the even side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
6. Toronto and East York Community Council continue to rescind the existing parking prohibition in effect at all times, December 1 to March 31, inclusive, on the east side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
7. Toronto and East York Community Council continue to rescind the existing parking prohibition in effect at all times, from the 16th day of each month to the last day of each month, April. 1 to November 30, inclusive, on the east side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
8. Toronto and East York Community Council continue to rescind the existing maximum one-hour parking in effect from 6:00 a.m. to 6:00 p.m. Monday to Friday from the 1st day to the 15th day of each month, from Apr. 1 to Nov. 30, inclusive, on the east side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.
9. Toronto and East York Community Council continue to rescind the existing permit parking regulation in effect at all times, except no parking from 7:00 p.m. on the 16th day of each month to 7:00 p.m. on the 1st day of each month, inclusive, Apr. 1 to Dec. 1, inclusive and no parking anytime from 7:00 p.m. December 1 of one year to 7:00 p.m. April 1 of the next following year, inclusive, from 12:00 midnight to 6:00 a.m. on the odd side of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

10. Toronto and East York Community Council continue to prohibit stopping at all times on both sides of Raglan Avenue, between a point 47 metres south of Maplewood Avenue and a point 83 metres further south.

11. Toronto and East York Community Council continue to authorize a temporary Level 2, Type B -Pedestrian Crossover on Raglan Avenue, at a point 185 metres south of Maplewood Avenue to be in-operation from December 1, 2026, to December 31, 2027, which the issuance of the construction staging permit must be conditional on the Pedestrian Crossover being operational.

12. Toronto and East York Community Council direct the applicant to continue posting 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.

13. Toronto and East York Community Council direct the applicant to continue providing and installing 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.

14. 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.

15. Toronto and East York Community Council authorize the appropriate City officials to submit directly to the Toronto and East York Community Council at the appropriate time any necessary Bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to Toronto and East York Community Council's decision, and to reinstate 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) referred in recommendations 1 to 11, once the project is completed.

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 \$310,000.00. An overview of these fees can be found below.

- Based on the area enclosed and time extension duration (December 1, 2026 to December 31, 2027) of the proposed closures on Raglan Avenue the city right-of-way occupancy permit fees amount to approximately \$306,000.00 including 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 time extension from December 1, 2026 to December 31, 2027, in conjunction with length, and extent of the proposed sidewalk and lane closures on Raglan Avenue, the total applicable RoDARS fees are estimated to be approximately \$4,000.00.

DECISION HISTORY

At its meeting of June 11, 2024, Toronto and East York Community Council adopted item - 2024.TE14.30, entitled "63-83 Raglan Avenue - Construction Staging Area" and in so doing, authorized a construction staging area on Raglan Avenue, September 1, 2024 to November 30, 2026.

[Agenda Item History - 2024.TE14.30](#)

At its meeting on April 17 and 18, 2024, City Council, adopted Item - 2024.TE12.27 entitled "65-83 Raglan Avenue - Public Art Plan"

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE12.27>

Ontario Land Tribunal, pursuant to its Order issued on August 12, 2022, in relation to Tribunal File PL190399, authorized an amendment to Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 65-83 Raglan Avenue.

COMMENTS

Status of the Development

Raglan Building Group Inc has undertaken the construction of a 28-storey residential condominium building at 65-83 Raglan Avenue. The site is bounded by a single-detached home to the north, an apartment building to the south, a public laneway to the east, and Raglan Avenue to the west. The development in its completed form will consist of 320 residential dwelling units and a four-level underground parking garage. Permanent vehicular access to the development will be provided from Raglan Avenue.

Based on the information provided by the developer, the project has experienced a number of construction delays, which are summarized below:

- Unforeseen technical and design-related challenges, and;
- Additional work and scope requirements beyond those originally anticipated.

At the time of writing this report, the developer is currently working on the above grade formwork stage scheduled to be completed in December 2027. Additional major construction activities and associated timelines for the development are as follows:

- Building envelope stage: November 2026 to July 2027;
- Interior work and finishing stage: November 2025 to June 2028.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until December 31, 2027 is essential to complete the development.

Construction Staging Area

Construction staging operations on Raglan Avenue will continue to take place within the existing sidewalk and the northbound curb lane abutting the site. The enclosure is utilized to accommodate truck deliveries to the site, loading and unloading area for the tower crane pick up points, temporary material storage, material hoist, and construction office and worker facilities. The closure of the sidewalk restricts pedestrian movements along the east side of Raglan Avenue, between a point 56.5 metres south of Maplewood Avenue and a point 67 metres further south. To facilitate a safe crossing for pedestrians, a temporary pedestrian crossover is provided on Raglan Avenue, approximately 195 metres south of Maplewood Avenue. Pedestrian movements on the west sidewalk are maintained.

A drawing of the existing construction staging area is included in Attachment 1.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A review of the City's Major Capital Works Program on Raglan Avenue indicates that Toronto Water has sewer rehabilitation works planned in 2027. The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The applicant is expected to cooperate 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.

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

CONTACT

Rey Shen, Manager, Congestion Management Planning, Transportation Services,
(416) 394-5559, Rey.Shen@toronto.ca.

SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 65-87 Raglan Avenue

Attachment 1: Existing Construction Staging Area - 65-87 Raglan Avenue

