

Construction Staging Area Time Extension - Centre Avenue and Edward Street (481 University Avenue)

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 11, University - Rosedale

SUMMARY

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

Davpart Incorporated is constructing a 54-storey condominium building at 481 University Avenue, 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street. The site encompasses the entire block bounded by University Avenue, Dundas Street West, Centre Avenue, and Edward Street.

By way of background, Toronto and East York Community Council, at its meeting on November 10, 2020, authorized the subject construction staging area on Edward Street and on Centre Avenue, from November 12, 2020, to September 30, 2026. The developer is now requesting an extension of the duration of the construction staging area on Edward Street and on Centre Avenue, as the site has experienced construction delays due to the projects extraordinary heritage preservation requirements that extended the project schedule by more than 24 months.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Edward Street and on Centre Avenue for an additional 27 months, from October 1, 2026, to December 31, 2028 to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council continue to authorize the continuation of the closure of the south sidewalk and a 5.2 metre wide portion of the eastbound parking lane and adjacent eastbound lane on Edward Street, between University Avenue and Centre Avenue, from October 1, 2026 to December 31, 2028, inclusive.
2. Toronto and East York Community Council continue to authorize the continuation of the closure of the west sidewalk and a 3.3 metre wide portion of the southbound parking lane and adjacent southbound lane on Centre Avenue, between Dundas Street West and Edward Street, from October 1, 2026 to December 31, 2028, inclusive.
3. Toronto and East York Community Council continue to authorize the all-way stop control at the intersection of Edward Street and Centre Avenue.
4. Toronto and East York Community Council continue to rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$7.00 per hour and for a maximum period of 3 hours, on the south side of Edward Street, between University Avenue and Centre Avenue.
5. Toronto and East York Community Council continue to rescind the existing designated commercial loading zone in effect 8:00 a.m. to 6:00 p.m., Monday to Saturday, the south side of Edward Street, between a point 35 metres east of University Avenue and a point 8.5 metres further east.
6. Toronto and East York Community Council continue to prohibit stopping at all times on the south side of Edward Street, between University Avenue and Centre Avenue.
7. Toronto and East York Community Council continue to rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$7.00 per hour and for a maximum period of 3 hours, on both sides of Centre Avenue, between Dundas Street West and Edward Street.
8. Toronto and East York Community Council continue to rescind the existing designated commercial loading zone in effect at all times on the west side of Centre Avenue, between a point 32.7 metres north of Dundas Street West and a point 9.2 metres further north.
9. Toronto and East York Community Council continue to rescind the existing standing prohibition in effect at all times on the east side of Centre Avenue, between Dundas Street West and a point 18 metres north.

10. Toronto and East York Community Council continue to rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on both sides of Centre Avenue, between Dundas Street West and Edward Street.

11. Toronto and East York Community Council continue to prohibit stopping at all times on both sides of Centre Avenue, between Dundas Street West and Edward Street.

12. 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.

13. 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; more specifically, i) Transportation Services major road rehabilitation, on-street bikeway construction, and local geometric safety improvements works, and Toronto Water watermain replacement work planned on University Avenue from August 2026 to July 2027, ii) Toronto Water watermain replacement work planned on Edward Street from August 2027 to May 2028, and iii) Toronto Water watermain replacement work planned on Centre Avenue from August 2027 to May 2028.

14. 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 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 \$3,382,000.00. An overview of these fees can be found below.

- Based on the area enclosed and time extension duration (from October 1, 2026 to December 31, 2028) of the proposed closures on University Avenue, Edward Street, and Centre Avenue the city right-of-way occupancy permit fees amount to approximately \$3,340,000.00 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 October 1, 2026 to December 31, 2028, in conjunction with length, and extent of the proposed sidewalk and lane closures on University Avenue, Edward Street, and on Centre Avenue, the total applicable RoDARS fees are estimated to be approximately \$41,000.00.

DECISION HISTORY

At its meeting of November 10, 2020, Toronto and East York Community Council adopted Item - 2020.TE20.30, entitled "Construction Staging Area - 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street"

[Agenda Item History - 2020.TE20.30](#)

City Council, at its meeting on August 25, 26, 27 and 28, 2014, adopted Item TE34.29 of the Toronto and East York Community Council to amend Zoning By-law No. 438-86, for the lands municipally known as 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street

<https://secure.toronto.ca/council/agenda-item.do?item=2014.TE34.29>

COMMENTS

Status of the Development

A 54-storey residential building is being constructed by Davpart Incorporated at 481 University Avenue. The development in its completed form will consist of 709 dwelling units and a four-level underground parking garage. Permanent vehicular access to the development will be provided from Centre Avenue. The site is bounded by Edward Street to the north, Centre Avenue to the east, Dundas Street West to the south and University Avenue to the west.

Based on the information provided by the developer, the project schedule has been extended by more than two years due to extraordinary heritage preservation requirements. These requirements, along with the limitations associated with the façade retention system, have significantly impacted construction progress and contributed to ongoing delays. At the time of writing this report, the developer is currently working on the above grade formwork, building envelope, and interior finishes stages.

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. The construction staging areas on Edward Street and Centre Avenue are required to support daily construction activities. These include delivery truck access, loading and unloading operations utilizing tower crane pick points, as well as the placement of construction

trailers, site offices, worker facilities, and the storage of equipment and materials. Therefore, continued occupancy of the construction staging area until December 31, 2028, is essential to complete the development.

Construction Staging Areas

Edward Street

On Edward Street, the south sidewalk, together with a 5.2 metre wide section of the eastbound parking lane and the adjacent eastbound traffic lane, will remain closed between University Avenue and Centre Avenue for the duration of the requested extension. The south sidewalk on Edward Street, between University Avenue and Centre Avenue will continue to be closed. To support pedestrian safety and improve crossing conditions, a temporary all-way stop control will continue to remain in place at the intersection of Edward Street and Centre Avenue. In addition, advance sidewalk closure signage is installed on Edward Street on the opposite end at University Avenue.

Centre Avenue

The west sidewalk, as well as a 3.3 metre wide portion of the southbound parking lane and the adjacent southbound travel lane on Centre Avenue, between Dundas Street West and Edward Street, will continue to be closed. Pedestrians are directed to the cross to the other side of the roadway.

University Avenue

A 2.1 metre wide covered and protected walkway has been established on the east side of University Avenue.

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

Overall, the existing construction staging areas are 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 Edward Street and on Centre Avenue indicates that Toronto Water has watermain replacement works planned between August 2027 to May 2028.

Additionally, on-street bikeway construction, local geometric safety improvements, and major road rehabilitation works are planned on University Avenue, between August 2026 and July 2027, along with a watermain replacement project scheduled to take place, between August 2027 and July 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

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SIGNATURE

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Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 481 University Avenue

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