

Construction Staging Area – 350 Davenport Road

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

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

Citi-Core Construction Management Ltd, is constructing an eight-storey residential building at 350 Davenport Road. The site is located on the east side of Davenport Road, at a point approximately 80 metres south of Dupont Street.

Transportation Services is requesting authorization to close the east sidewalk, the northbound bicycle lane, the curbside parking lane, and the northbound traffic lane on, Davenport Road, for a period of 24 months, from August 1, 2026 to August 1, 2028, in order to facilitate construction staging operations. During the closure period, a temporary pedestrian walkway and a temporary northbound bicycle lane will be provided within the closed portions of the parking lane and the northbound traffic lane.

The proposed construction staging area will require a temporary removal of eight parking machine spaces on the east side of Davenport Road. The applicant will be responsible for paying the lost revenue for the eight parking spaces.

RECOMMENDATIONS

Director, Congestion and Network Management, Transportation Services:

1. City Council authorize the closure of the east sidewalk, the northbound bicycle lane, the curbside parking lane, and the northbound traffic lane on Davenport Road, between a point 50 metres south of Dupont Street to a point 58 metres further south, from August 1, 2026 to August 1, 2028, inclusive.

2. 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 \$4.50 per hour and for a maximum period of 3 hours, on the east/north side of Davenport Road from a point 50 metres south of Dupont Street and a point 58 metres further south.
3. City Council prohibit stopping at all times on the east side of Davenport Road from a point 50 metres south of Dupont Street and a point 58 metres further south.
4. 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.
5. City Council direct the applicant to construct and maintain a fully covered, protected, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
6. 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.
7. 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.
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 authorize the appropriate City officials to submit directly to the City 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 - 3, once the project is complete

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

16. City Council direct that Davenport Road be returned to its pre-construction traffic and parking regulations when 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 \$940,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Davenport Road the city right-of-way occupancy permit fees amount to approximately \$895,000.00 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 lane closures on Davenport Road, these amount to approximately \$45,000.00.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

Citi-Core Construction Management Ltd, is constructing an eight-storey residential building consisting with six dwelling units, and ground floor retail-use at 350 Davenport Road. The site is bounded by commercial property to the north and to the south, public laneway to the east, and Davenport Road to the west.

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

- Demolition: Complete;
- Excavation and Shoring: from August 2026 to December 2026;
- Below grade formwork: from December 2026 to March 2027;
- Above grade formwork: from March 2027 to September 2027;
- Building envelope phase: from September 2027 to January 2028;
- Interior finishes stage: from February 2028 to August 2028.

Existing Conditions

Davenport Road is characterized by the following conditions:

- It is a four-lane, north-south major arterial roadway
- It operates two-way traffic on a pavement width of approximately 19 metres
- The speed limit is 40 km/h
- TTC services is provided by the 19 Bay bus
- There are sidewalks located on both sides of the street
- There is a dedicated northbound bicycle lane located on the east side and a dedicated southbound bicycle lane located on the west side of Davenport Road

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

East side

- Maximum three-hour pay and display parking from 8:00 a.m. to 9:00 p.m., Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, between a point 50 metres south/east of Dupont Street and a point 67 metres further south/east

West side

- No stopping anytime, between Dupont Street and Bedford Road

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. Various options were explored by the developer to set up construction staging operations for the development. The developer has advised that, due to limited availability of space, all construction activities, including delivery and storage of construction materials, cannot be accommodated within the site.

Subject to approval, the east sidewalk, the northbound bicycle lane, the curbside parking lane, and the northbound traffic lane on Davenport Road, between a point 50 metres south of Dupont Street to a point 58 metres further south will be closed to accommodate construction operations for the development. Pedestrian movements and the northbound bicycle lane will be shifted west and maintained within the closed portions of the parking lane and the northbound traffic lane. To ensure pedestrian safety, pedestrians will be accommodated within a 2.1 metre wide covered and protected walkway throughout the duration of the closure. One northbound traffic lane will be maintained for vehicular operations. The two southbound traffic lanes and the southbound bicycle lane will remain open and operational. TTC service on Davenport Road will not be affected.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on the east side of Davenport Road, between a point 50 metres south of Dupont Street and a point 58 metres further south. The proposed stopping prohibition will result in the removal of eight parking machine spaces. The applicant will be responsible for paying the lost revenue for the eight parking spaces.

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

Finally, a review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Davenport Road is not expected to conflict with the City's capital works projects.

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 & Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 350 Davenport Road

Construction Staging Area - 350 Davenport Rd

