

## **Construction Staging Area – 25 Cordova Avenue & 60 Central Park Roadway**

**Date:** June 9, 2022  
**To:** Etobicoke York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 3, Etobicoke-Lakeshore

### **SUMMARY**

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

Deltera Inc. is constructing 20-storey and 27-storey residential condominium buildings at 25 Cordova Avenue and 60 Central Park Roadway, respectively (previously known municipally as 15-19 Cordova Avenue). The site is located at the north-east corner of Cordova Avenue and Central Park Roadway.

Transportation Services is requesting approval to close the east sidewalk and a portion of the northbound curb lane on Cordova Avenue and a portion of the boulevard allowance on the north side of Central Park Roadway for a period of 34 months, from July 20, 2022 to April 30, 2025 to facilitate construction staging operations.

### **RECOMMENDATIONS**

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The Director, Traffic Management, Transportation Services, recommends that:

1. City Council authorize the closure of the east sidewalk and the northbound curb lane on Cordova Avenue, between Central Park Roadway and a point 104 metres further north and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from July 20, 2022 to April 30, 2025.
2. City Council authorize the closure of a 9.4 metre wide portion of the north side boulevard on Central Park Roadway, between Cordova Avenue and a point 63 metres further east and provision of a temporary pedestrian walkway within the closed portion of the boulevard, from July 20, 2022 to April 30, 2025.
3. City Council rescind the existing no parking prohibition in effect all times on the east side of Cordova Avenue between Central Park Roadway (west intersection) and a point 104 metres northwest.

4. City Council rescind the existing no parking prohibition in effect all times on the north side of Central Park Roadway between Cordova Avenue (west intersection) and a point 63 metres east.
5. City Council rescind the existing stopping prohibition in effect from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Cordova Avenue between Central Park Roadway (west intersection) and a point 61 metres northwest.
6. City Council prohibit stopping at all times on the east side of Cordova Avenue, between Central Park Roadway (west intersection) and a point 104 metres northwest.
7. City Council prohibit stopping at all times on the north side of Central Park Roadway, between Cordova Avenue (west intersection) and a point 63 metres east.
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 (as per the City's engineer approved specifications) and maintain a fully covered, protected and unobstructed walkway, compliant with the Accessibility for Ontarians with Disabilities Act, for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
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 bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.

19. City Council direct that Cordova Avenue and Central Park Roadway be returned to their pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Deltera Inc. is 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 closures on Cordova Avenue and Central Park Roadway, these fees will be approximately \$2,900,000.00.

## **DECISION HISTORY**

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On May 27, 2022, Etobicoke York Community Council adopted Item EY32.20, entitled "Convert Pedestrian Crossover to Traffic Control Signal - Cordova Avenue and Central Park Roadway." The item will be considered by City Council on June 15, 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY32.20>

Committee of Adjustment, at its meeting held on May 20, 2021 issued a Notice of Decision regarding File Number A0350/20EYK. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 15-19 Cordova Avenue & 1286-1294 Islington Avenue finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

City Council, at its meeting on June 8 and 9, 2010, adopted Item EY37.4 entitled "1286-1294 Islington Avenue and 15-19 Cordova Avenue - Change to Provisions of Section 37 Agreement".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EY37.4>

## COMMENTS

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### The Development and Timeline

Deltera Inc. is constructing a 20-storey condominium with 257 condominium units and a 27-storey condominium buildings with 355 condominium units at 25 Cordova Avenue and 60 Central Park Roadway respectively (previously known municipally as 15-19 Cordova Avenue), with three levels of underground parking for 559 total parking spaces. The site is located at the north-east corner of Cordova Avenue and Central Park Roadway.

The site is bounded by Cordova Avenue to the west, Central Park Roadway to the south, a 12-storey rental apartment building to the east and a public laneway to the north.

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. Based on the information provided by the developer, the site will be excavated to a maximum depth of 17 meters. 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.

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

- Excavation and shoring: from March 2022 to October 2022;
- Below grade formwork: from October 2022 to June 2023;
- Above grade formwork: from June 2023 to May 2024;
- Building envelope phase: from October 2023 to August 2024; and
- Interior finishes stage: from January 2024 to March 2025.

### Existing Conditions

Cordova Avenue is characterized by the following conditions:

- It is a four-lane, north-south/east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 14 metres
- The speed limit is 40 km/h
- TTC service is provided by the 50 Cordova Avenue bus route
- There are sidewalks located on both sides of the street
- Islington Junior Middle School is located on the west side of the intersection of Cordova Avenue and Central Park Roadway

The parking regulations on Cordova Avenue, within the subject section are as follows:

#### **East side**

- No parking anytime
- No stopping from 8:00 a.m. to 5:00 p.m., Monday to Friday

#### **West side**

- No parking anytime

- No stopping from 8:00 a.m. to 5:00 p.m., Monday to Friday

Central Park Roadway is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The speed limit is 40 km/h
- There are sidewalks located on both sides of the street

The parking regulations on Central Park Roadway, within the subject section are as follows:

**North side**

- No parking anytime

**South side**

- No parking anytime

## **Proposed Construction Staging Areas**

Construction staging operations on Cordova Avenue will take place within the existing boulevard allowance and the northbound curb lane on the east side of Cordova Avenue, abutting the site. The east sidewalk and the northbound lane will be closed to accommodate construction staging operations for the development, between Central Park Roadway and a point 104 metres further north. Pedestrian operations on the east side of Cordova Avenue will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the east side of Cordova Avenue.

Construction staging operations on Central Park Roadway will take place within a 9.4 metre wide portion of the north side boulevard, between Cordova Avenue and a point 63 metres further east. Pedestrian operations on the north side of Central Park Roadway will be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the boulevard on the north side of Central Park Roadway. The existing traffic lanes on Central Park Roadway in the subject area will be maintained.

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

On May 22, 2022, Etobicoke Community Council approved the removal of a PXO and installation of a new traffic control signal at the intersection of Cordova Avenue and Central Park Roadway. At the discretion of Transportation Services, and at no cost to the City of Toronto, the developer will be required to clear the portion of the construction staging area in the vicinity of the existing PXO, to accommodate the City's work to remove the PXO and install the new traffic control signal. 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.

A review of the City's Five-Year Major Capital Works Program indicates that there is watermain structural lining work scheduled in 2023 for both Cordova Avenue and Central Park Roadway. At the discretion of Transportation Services, and at no cost to the City of Toronto, the developer will be required to clear the construction staging area to accommodate the City's work. 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 Deltera Inc. 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.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Cordova Avenue and Central Park Roadway for periods of less than 30 consecutive days over the 34-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Ontario Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

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

## **CONTACT**

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## **SIGNATURE**

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Roger Browne, M.A.Sc., P. Eng. Director,  
Traffic Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 25 Cordova Avenue & 60 Central Park Roadway

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