

Construction Staging Area – Nordin Avenue (1156 The Queensway)

Date: March 14, 2025
To: Etobicoke York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

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

ELM Developments is constructing an 11-storey residential building at 1156 The Queensway. The site is located on the north side The Queensway, between Nordin Avenue and Woolgar Avenue.

Transportation Services is requesting authorization to close the east sidewalk and a 2.2 metre wide portion of the northbound curb lane on the east side of Nordin Avenue for a period of 26 months, from April 30, 2025 to June 30, 2027, in order to facilitate construction staging operations. Pedestrians will be redirected into a 2.1 metre wide covered and protected walkway within the closed portion of the northbound curb lane on Nordin Avenue. The proposed stopping prohibition on the east side of Nordin Avenue will result in the loss of total four (maximum three-hours) parking spaces.

RECOMMENDATIONS

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

1. Etobicoke York Community Council authorize the closure of the east sidewalk and a 2.2 metre wide portion of the northbound curb lane on Nordin Avenue, between The Queensway and a point 47 metres further north, and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from April 30, 2025 to June 30, 2027, inclusive.

2. Etobicoke York Community Council prohibit stopping at all times on the east side of Nordin Avenue, between The Queensway and a point 47 metres north.
3. Etobicoke York Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
4. Etobicoke York Community 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).
5. Etobicoke York Community 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.
6. Etobicoke York Community 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.
7. Etobicoke York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.
8. Etobicoke York Community 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.
9. Etobicoke York Community 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.
10. Etobicoke York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. Etobicoke York Community 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.
12. Etobicoke York Community 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.

13. Etobicoke York Community 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. Etobicoke York Community Council direct that Nordin Avenue, The Queensway and Woolgar Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

15. Etobicoke York Community 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. ELM Developments 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 Nordin Avenue, these fees will be approximately \$285,000.00.

In addition to the street occupation fees, starting April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery fees.

DECISION HISTORY

Committee of Adjustments, at its meeting held on September 5, 2024 issued a Notice of Decision regarding File Number A0223/24EYK. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 1156 The Queensway finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

The Development and Timeline

ELM Developments is constructing an 11-storey residential building with 208 units and 2-levels of underground parking at 1156 The Queensway. All permanent access will be from Nordin Avenue and Woolgar Avenue. The site is bounded by residential homes to the north, Woolgar Avenue to the east, Nordin Avenue to the west, and The Queensway to the south.

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

- Demolition: from January 2025 to February 2025 (completed);
- Excavation and shoring: from May 2025 to September 2025;
- Below grade formwork: from September 2025 to June 2026;
- Above grade formwork: from December 2025 to June 2026;
- Building envelope phase: from December 2025 to June 2026, and;
- Interior finishes stage: from December 2025 to February 2027.

Existing Conditions

Nordin Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 8.2 metres
- Traffic volume data for Nordin Avenue is not available
- The speed limit is 50 km/h
- There is no TTC service provided on this street
- There is a sidewalk located the east side of the street

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

East side

- Maximum three-hour parking permitted

West side

- No parking anytime

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 11 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development site. The developer advised that, due to site constraints, the construction office and worker facilities, as well as delivery and storage of construction materials, cannot be accommodated within the site. Therefore, a temporary closure of the east curb lane on Nordin Avenue is required to facilitate construction staging operations.

Subject to approval, the east sidewalk and a 2.2 metre wide portion of the northbound lane on the east side of Nordin Avenue, between The Queensway and a point 47 metres further north will be closed to accommodate construction staging operations for the development. Pedestrian will be redirected into a 2.1 metre wide covered and protected walkway located within the closed portion of the northbound curb lane. In order to facilitate safe and efficient inbound and outbound turn manoeuvres, it is recommended that stopping will be prohibited at all times on the east side of Nordin Avenue, abutting the construction site. Two-way traffic flow will be maintained on Nordin Avenue.

The construction staging area will not extend onto The Queensway or onto Wooglar Avenue. To ensure safety of pedestrians a covered and protected walkway will be provided within the existing sidewalk on both The Queensway and Wooglar Avenue.

A drawing of the proposed construction staging area is shown in 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 is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that ELM Developments , 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.

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, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - Nordin Avenue (1156 The Queensway)

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