

Construction Staging Area (Amendment) - 12-20 Cordova Avenue (Public Laneway)

Date: October 2, 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.

Minto Cordova LP is constructing a 24-storey residential building at 12-20 Cordova Avenue. The site is located on the west side of Cordova Avenue, between Dundas Street West and Central Park Road.

By way of background, City Council at its meeting on July 24 and 25, 2024 adopted item 2024.EY15.25, entitled "Construction Staging Area – 12-20 Cordova Avenue" and in so doing approved a closure of the west sidewalk, and the southbound curb lane on Cordova Avenue from September 1, 2024 to August 1, 2027, to facilitate construction staging operations for a development. Since then, the developer determined that a larger space is required to proceed with construction and is now requesting to expand the work area and occupy a small portion of the public laneway to the north.

Transportation Services is requesting authorization to temporarily close a 0.4 metre wide portion of the public laneway (south side) for a period of 21 months, from October 31, 2025 to August 1, 2027 to facilitate an expansion of the previously authorized construction staging area for the development. The proposed closure will not impede the existing traffic operations, and access will be maintained within the laneway at all times.

RECOMMENDATIONS

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

1. Etobicoke York Community Council authorize the closure of a 0.4 metre wide portion of public laneway (south side), between Cordova Avenue and a point 30 metres west, for a period of 21 months, from October 31, 2025 to August 1, 2027, inclusive.
2. Etobicoke York Community Council direct the applicant to sweep the construction site and adjacent sidewalks, public laneway and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
3. 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.
4. Etobicoke York Community Council direct that Cordova Avenue be returned to its pre-construction 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) when the project is complete.
5. Etobicoke York Community Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. Minto Cordova LP 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 public laneway these fees will be approximately \$3,500.00.

DECISION HISTORY

City Council at its meeting on July 24 and 25, 2024 adopted item 2024.EY15.25, entitled "Construction Staging Area – 12-20 Cordova Avenue" and in so doing approved a closure of the west sidewalk, and the southbound curb lane on Cordova Avenue from September 1, 2024 to August 1, 2027, to facilitate construction staging operations for a development at 12-20 Cordova Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EY15.25>

Ontario Land Tribunal, pursuant to its Order issued August 18, 2022 in relation to Tribunal File OLT-22-003360 (formerly PL190405), authorized an amendment to Zoning By-law 1088-2002, for the lands municipally known as 12, 16, and 20 Cordova Avenue. Etobicoke York Community Council, at its meeting on February 24, 2022, adopted Item 2022.EY30.15, entitled "Residential Demolition Application - 12, 16, 18 and 20 Cordova Avenue".

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY30.15>

City Council, at its meeting on December 16, 17 and 18, 2020, adopted Item 2020.CC27.6, entitled 12, 16 and 20 Cordova Avenue - Official Plan and Zoning By-law Amendment Application - Request for Direction.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.CC27.6>

COMMENTS

The Development and Timeline

Minto Cordova LP is constructing a 24 stories residential building with 151 units and two-levels of underground parking at 12-20 Cordova Avenue. All permanent access will be from the public laneway to the north. The site is bounded by Cordova Avenue to the east, Islington Junior Middle School to the south, rear parking lot at 4933 Dundas Street West to the west, and a public laneway to the north.

This report does not seek Council approval to extend the timelines associated with the previously approved construction staging area. However, based on information provided by the developer the start of the project was delayed. Consequently, the delays have impacted the original construction schedule. The updated timelines for the development major activities are described below:

- Demolition: Completed;
- Excavation and shoring: from September 2025 to January 2026;
- Below grade formwork: from March 2026 to June 2026;
- Above grade formwork: from June 2025 to October 2027;
- Building envelope phase: from April 2026 to February 2028, and;
- Interior finishes stage: from October 2027 to September 2028.

Existing Conditions

The public laneway is characterized by the following conditions:

- It is a two-lane, east-west, public laneway
- It operates two-way traffic on a pavement width of approximately 5 metres
- Daily traffic volumes counts have not been provided for this laneway
- The speed limit is 50 km/h
- There are no sidewalks on either side of the laneway
- This laneway provides access to rear parking lots for buildings fronting Dundas Street West. Parking in the laneway itself is prohibited

Proposed Construction Staging Area

Although City Council granted approval for the closure of the west sidewalk, and the southbound curb lane on Cordova Avenue at its meeting in July 2024, the developer has experienced delays in initiating the project. As a result, the previously approved sidewalk and lane closures have not yet been implemented. However, the construction team has recently undertaken set-up of the construction staging within the property lines of the site and determined there is insufficient space to install construction hoarding. As such, a 0.4 metre wide portion of the adjacent laneway will be required to install a protective barrier separating the excavation and work area from the public.

Subject to approval, a 0.4 metre wide portion of public laneway (south side), between Cordova Avenue and a point 30 metres west will be closed to accommodate construction staging for the development. The reduced pavement width of the laneway will not impede the existing traffic operations. Access within the laneway will continue to be maintained at all times.

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

This development site is within the Construction Hub Coordination program and has been reviewed by the Hub Coordinator to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on the public laneway or Cordova Avenue 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, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Expansion of Construction Staging Area - 12-20 Cordova Avenue

Attachment 1: Proposed Expansion of Construction Staging Area - 12-20 Cordova Avenue

