

Construction Staging Area - Cocksfield Avenue (824 Sheppard Avenue West and 181 Cocksfield Avenue)

Date: August 29, 2025
To: North York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 6, York Centre

SUMMARY

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

ACLP – Sheppard Avenue Group is constructing a 12-storey residential building at 824 Sheppard Avenue West and 181 Cocksfield Avenue. The development site will have frontage on both Sheppard Avenue West and Cocksfield Ave.

The project will be completed in two phases, each involving varying closures on Sheppard Avenue West and Cocksfield Avenue. This report pertains to Phase 1 of the project and seeks Council authorization for the temporary closure of the south sidewalk and a portion of the westbound curb lane on Cocksfield Avenue, in order to accommodate below-grade construction activities. The closures are required for a period of 10 months, from October 31, 2025 to August 31, 2026.

It should be noted that there is currently no sidewalk on the north side of Cocksfield Avenue, and the south side lacks a sidewalk east of the proposed construction staging area. At the present, the only available sidewalk is located on the south side of Cocksfield Avenue, stretching from Wilmington Avenue and terminating at the eastern boundary of the proposed construction staging area. Notwithstanding, advanced warning signage will be installed east and west of the closure to inform pedestrians to cross to the opposite side of the roadway.

RECOMMENDATIONS

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

1. City Council authorize the closure of the pedestrian sidewalk and a 3.2 metre wide portion of the westbound curb lane on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and a point 105 metres further east, from October 31, 2025 to August 31, 2026 inclusive.
2. City Council rescind the existing no parking anytime regulation on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and a point 105 metres further east.
3. City Council prohibit stopping at all times on both sides of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and a point 105 metres further east.
4. City Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the north side of Sheppard Avenue West, between a point 37 metres east of Wilmington Avenue and a point 62 metres further east.
4. City Council prohibit stopping at all times on the north side of Sheppard Avenue West, between a point 37 metres east of Wilmington Avenue and a point 62 metres further east.
5. City 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.
6. City 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).
7. 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.
8. 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.
9. City 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. City Council direct that Sheppard Avenue West and Cocksfield 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.

FINANCIAL IMPACT

The total estimated fees applicable to the Developer, which include the City Right-of-Way Occupation Fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$127,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Cocksfield Avenue, the city right-of-way occupancy permit fees amount to approximately \$125,000.00 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 Cocksfield Avenue, these amount to approximately \$2,000.00.

DECISION HISTORY

City Council, at its meeting on June 25 and 26, 2025, adopted Item - 2025.MM31.13, entitled " Amending Item 2022.NY29.1 - 824 Sheppard Avenue West, 177, 179 and 181 Cocksfield Avenue- Official Plan Amendment, Zoning Amendment and Rental Housing Demolition and Conversion Application - Final Report - by Councillor James Pasternak, seconded by Councillor Anthony Perruzza".

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM31.13>

City Council, at its meeting on May 22 and 23, 2024, adopted Item - 2024.NY13.3, and in so doing approved a Zoning Amendment and Rental Housing Demolition and Conversion Application for the lands municipally known as 824 Sheppard Avenue West, 177, 179 and 181 Cocksfield Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.NY13.3>

COMMENTS

The Development and Timeline

ACLP – Sheppard Avenue Group is constructing a 12-storey residential building with a total of 308 units, together with ground floor retail and a two levels of underground parking at 824 Sheppard Avenue West and 181 Cocksfield Avenue. All permanent vehicle access will be from Sheppard Avenue West.

The site is bounded by Cocksfield Avenue to the north, single family residential homes and commercial businesses to the east, Sheppard Avenue West to the south, and commercial businesses and low-rise apartment buildings to the west.

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

- Demolition: Completed;
- Excavation and shoring: from September 2025 to December 2025;
- Below grade formwork: from January 2026 to August 2026;
- Above grade formwork: from September 2026 to May 2027;
- Building envelope phase: from November 2026 to May 2027, and;
- Interior finishes stage: from December 2026 to March 2028.

Existing Conditions

Cocksfield Avenue is characterized by the following conditions:

- It is a single lane, one-way westbound, local roadway
- It operates one-way traffic on a pavement width of approximately 8.4 metres
- The daily one-way traffic volume is approximately 1,300 vehicles
- The speed limit is 50 km/h
- There is no TTC service provided on this street
- The only sidewalk is located on the south side of Cocksfield Avenue that extends eastward from Wilmington Avenue to the eastern limits of the proposed development site

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

North side

- Statutory maximum three-hour parking permit

South 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 8.5 metres below grade and extends to the lot lines on the north and east sides 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 has indicated that, because the building excavation will extend from lot line to lot line, there is no space on site to accommodate construction vehicles traffic. As a result, a temporary closure of the south sidewalk and a portion of the westbound curb lane on Cocksfield Avenue is required to complete the below-grade works for the project.

Subject to approval, the south sidewalk and a 3.2 metre wide portion of the westbound traffic lane on Cocksfield Avenue, between a point 60 metres east from Wilmington Avenue and a point 105 metres further east will be closed to accommodate construction staging operations for the development. Pedestrian movements on the south side of Cocksfield Avenue abutting the work area will be restricted and pedestrians will be directed to the north side of the street. Existing one-way westbound traffic operations will be maintained within a 4.5 metre wide lane.

In order to facilitate safe and efficient inbound and outbound turn manoeuvres and maintain efficient flow of traffic during construction, stopping will be prohibited at all times on both sides of Cocksfield Avenue, and on the north side of Sheppard Avenue West abutting the site. Two construction gates are required on the north side of the site, which will be within the boulevard allowance, therefore no sidewalk or traffic lane closures are required on Sheppard Avenue West. Pedestrians will be maintained within the existing sidewalk on both sides of the road. The existing TTC stops in the area will be maintained and transit service will not be affected.

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

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 Sheppard Avenue West and on Cocksfield Avenue 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 the developer 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 Cocksfield Avenue for periods of less than 30 consecutive days over the 10-month life of the project in order to complete construction.

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 - 824 Sheppard Avenue West and 181 Cocksfield Avenue

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