

Construction Staging Area – 11 Brock Avenue

Date: May 20, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

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

Concord Widmer Limited is constructing a 4-storey residential building at 11 Brock Avenue. The site is located on the southeast corner of Brock Avenue and Noble Street.

In order to facilitate construction staging operations for the development, Transportation Services is requesting authorization to implement the following measures:

- Closure of the north-south public laneway on the west side of the construction staging area, from Noble Street to St. Francis Lane;
- Closure of the south sidewalk and the eastbound traffic lane on Noble Street, from Brock Avenue to the north-south public laneway;
- Stop controls for eastbound and westbound traffic on Noble Street at Strickland Avenue
- Convert Noble Street, between Brock Avenue and a point 50 metres east, from a two-way traffic operation to a one-way westbound traffic operation.

The above temporary closures and traffic amendments are required for a period of 14 months, from June 30, 2025 to August 31, 2026. Pedestrian movements on the south side of Noble Street, abutting the site, will be restricted. As a result, pedestrians will be directed to the sidewalk on the north side of the roadway.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the south sidewalk and the eastbound traffic lane on Noble Street, between Brock Avenue and a point 50 metres east, from June 30, 2025 to August 31, 2026, inclusive.
2. Toronto and East York Community Council authorize a full closure of the public laneway "E Brock S Noble", between Noble Street and a point 33 metres south, from June 30, 2025 to August 31, 2026, inclusive.
3. Toronto and East York Community Council rescind the existing maximum 1-hour parking regulation in effect 8:00 a.m. to 6:00 p.m. Monday to Saturday, on the south side of Noble Street, between Brock Avenue and a point 50 metres east.
4. Toronto and East York Community Council rescind the existing permit parking regulation in effect at all times from 12:01 a.m. to 7:00 a.m. on the odd (south) side of Noble Street, from Brock Avenue to a point 50 metres east.
5. Toronto and East York Community Council authorize a compulsory stop control for westbound traffic at the intersection of Noble Street and Strickland Avenue.
6. Toronto and East York Community Council authorize a compulsory stop control for eastbound traffic at the intersection of Noble Street and Strickland Avenue.
7. Toronto and East York Community Council designate Noble Street, between Brock Avenue and a point 50 metres east, as one-way for eastbound traffic only
8. Toronto and East 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.
9. Toronto and East York Community Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway on Brock Avenue 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).
10. Toronto and East 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.
11. Toronto and East 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.

12. Toronto and East 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.
13. Toronto and East 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.
14. Toronto and East 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.
15. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
16. Toronto and East 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.
17. Toronto and East 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.
18. Toronto and East 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.
19. Toronto and East York Community Council direct that Noble Street, as well as the public laneway "E Brock S Noble" 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

There is no financial impact to the City. The Concord Widmer Limited 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 Noble Street these fees will be approximately \$ 510,000.00.

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 lane and sidewalk closures on Noble Avenue, these fees will be approximately \$1,400.00.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

Concord Widmer Limited is constructing a 4-storey building intended for supportive housing with a total of 43 units at 11 Brock Avenue. The site is bounded by a Noble Street to the north, a public laneway to the east, a commercial property to the south, and Brock Avenue to the west.

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

- Excavation and shoring: from April 2025 to June 2025;
- Below grade formwork: from May 2025 to September 2025;
- Above grade structure: from September 2025 to December 2025;
- Building envelope phase: from December 2025 to May 2026, and;
- Interior finishes stage: from February 2026 to October 2026.

Existing Conditions

Noble Street is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 7.5 metres
- The daily two-way traffic volume is approximately 1,100 vehicles
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

The parking regulations on Noble Street, within the subject section are as follows:

North side

- No parking anytime

South side

- Permit parking regulation in effect at all times from 12:01 a.m. to 7:00 a.m.
- Maximum 1-hour parking in effect from 8:00 a.m. to 6:00 p.m. Monday to Saturday

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 3 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 has advised that, due to limited availability of space, all construction activities, including delivery and storage of construction materials, space for construction office and worker facilities cannot be accommodated within the site. Therefore, occupying portions of public right-of-way on Noble Street and the laneway is essential to complete the development.

Subject to approval, the south sidewalk and the eastbound traffic lane on Noble Street, between Brock Avenue and a point 50 metres east will be closed to accommodate construction staging operations for the development. Pedestrian movements on the south side of Noble Street abutting the site will be restricted and pedestrians will be directed to the north sidewalk. To provide a safe crossing for pedestrians east of the construction staging area, stop controls will be installed for eastbound and westbound traffic at the intersection of Noble Street and Strickland Avenue.

With the construction staging area in place on Noble Street, the remaining width of 3.7 metres on Noble Street is too narrow to accommodate two-way traffic. Therefore, it is recommended that Noble Street, from Brock Avenue to a point 50 metres east be converted from a two-way traffic operation to a one-way westbound traffic operation.

The proposed closure of the eastbound lane on Noble Street will result in the loss of six permit parking spaces. Based on a review of the permit parking inventory, the removal of these permit parking spaces can be absorbed within Permit Parking area.

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

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 Noble Street 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 Concord Widmer Limited, 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 - 11 Brock Avenue

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