

Construction Staging Area – 70 Caledonia Park Road

Date: October 2, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

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

PenaltaGroup is constructing a six-storey self storage facility at 70 Caledonia Park Road. The site is located on the west side of Caledonia Park Road, between St. Clair Avenue West and Davenport Road.

Transportation Services is requesting authorization to close the west sidewalk and a portion of the southbound curbside traffic lane on Caledonia Park Road for a period of 8 months, from October 31, 2025 to July 1, 2026, in order to facilitate construction staging operations. Pedestrians will be redirected into a temporary protected walkway within the closed portion of the southbound curb lane, around the construction staging area. Existing two-way traffic operations will be maintained on Caledonia Park Road throughout the duration of the project.

The proposed construction staging area will result in the temporary removal of 14 parking machine spaces on the west side of Caledonia Park Road. The applicant will be responsible for paying the lost revenue for these parking spaces.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk and a 2.0 metre wide portion of the southbound curb lane on Caledonia Park Road, between a point 208 metres south of St Clair Avenue West and a point 256 metres north of Davenport Road, and provision of a temporary pedestrian walkway within the closed portion of the southbound curbside lane, from October 31, 2025 to July 1, 2026, inclusive.

2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 9:00 a.m. to 4:00 p.m. Monday to Saturday, at a rate of \$3.00 for one hour, for maximum period of 3 hours, on the west side of Caledonia Park Road, between a point 206 metres south of St Clair Avenue West and a point 256 metres north of Davenport Road.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays on the west side of Caledonia Park Road, between a point 208 metres south of St Clair Avenue West and a point 256 metres north of Davenport Road.
4. Toronto and East York Community Council rescind the existing stopping prohibition in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays on the west side of Caledonia Park Road, between a point 208 metres south of St Clair Avenue West and a point 256 metres north of Davenport Road.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Caledonia Park Road, between a point 208 metres south of St Clair Avenue West and a point 256 metres north of Davenport Road.
6. 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.
7. Toronto and East 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).
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. Toronto and East York Community Council direct that Caledonia Park Road 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 total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$197,500.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Caledonia Park Road the city right-of-way occupancy permit fees amount to approximately \$175,000.00 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 lane closures on Caledonia Park Road, these amount to approximately \$22,500.00.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

PenaltaGroup is constructing a six-storey self storage facility at 70 Caledonia Park Road. All permanent access will be from Caledonia Park Road. The site is bounded by a townhouse complex to the north, Caledonia Park Road to the east, a commercial business to the south, and a railway corridor to the west.

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

- Demolition: not required
- Excavation: completed;
- Below grade formwork: completed;
- Above grade steel framework: from October 2025 to November 2025;
- Building envelope phase: from November 2025 to February 2026; and,
- Interior finishes stage: from December 2025 to June 2026.

Existing Conditions

Caledonia Park Road is characterized by the following conditions:

- It is a two-lane, north-south, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 11 metres
- The daily two-way traffic volume is approximately 15,000 vehicles
- The speed limit is 40 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 Caledonia Park Road, within the subject section are as follows:

East side

- No parking in effect from 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays
- No stopping in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays

West side

- Parking machine regulation in effect from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Monday to Friday.; 8:00 a.m. to 9:00 p.m. Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$3.00 for one hour, for maximum period of 3 hours
- No parking in effect from 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays
- No stopping in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays

Proposed Construction Staging Area

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, and the build out form of the building, all construction activities, including truck access into the site, loading and unloading materials, storage of construction materials, office trailer, and installation of new sidewalk at the end of the project cannot be accommodated within the property lines of the site. To ensure the project can be carried out safely and efficiently, a closure of the west sidewalk, and portion of the southbound curb lane on Caledonia Park Road is required.

Subject to approval, the west sidewalk and a 2.0 metre wide portion of the southbound curb lane on Caledonia Park Road, between a point 208 metres south of St Clair Avenue West and a point 256 metres north of Davenport Road will be closed to accommodate construction staging operations for the development. To ensure the safety of pedestrians a temporary 1.8 metre wide walkway will be provided within the closed portion of the southbound curb lane. With the construction staging area in place, one northbound and one southbound traffic lane will continue to be maintained. To ensure traffic flow in the vicinity of the construction staging area, stopping will be prohibited at all times on the west side of Caledonia Park Road. This will result in the temporary removal of 14 parking machine spaces. The applicant is responsible for the loss revenue of these spaces.

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

A review of the City's Major Capital Works Program indicates that Transportation Services has a major road resurfacing project planned in July 2026, and on-street bikeway construction planned also in July 2026.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall 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 at no cost to the City.

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 Caledonia Park Road for periods of less than 30 consecutive days over the eight 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 - 70 Caledonia Park Road

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