

## **Construction Staging Area – 69 Widdicombe Hill Boulevard**

**Date:** April 14, 2026  
**To:** Etobicoke York Community Council  
**From:** Director, Congestion & Network Management, Transportation Services  
**Wards:** Ward 2, Etobicoke Centre

### **SUMMARY**

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

Fieldgate Construction Management Limited is constructing an 18-storey rental apartment building at 69 Widdicombe Hill Boulevard. The site is located on the south side of Widdicombe Hill Boulevard, between Denfield Street and Pony Farm Drive.

Transportation Services is requesting authorization to close the south sidewalk and a portion of the eastbound curb lane on Widdicombe Hill Boulevard, for a period of 10 months, from April 30, 2026, to February 28, 2027, to facilitate construction staging operations. During this period, pedestrians will be redirected to a temporary walkway located within the closed portion of the eastbound curb lane on Widdicombe Hill Boulevard.

### **RECOMMENDATIONS**

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The Director, Congestion & Network Management, Transportation Services, recommends that:

1. Etobicoke York Community Council authorize the closure of the south sidewalk and a 3 metre wide portion of the eastbound curb lane on Widdicombe Hill Boulevard, between a point 85 metres west of Denfield Street and a point 140 metres further west and provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from April 30, 2026 to February 28, 2027, inclusive.

2. Etobicoke York Community Council rescind the existing parking prohibition in effect at all times on the south side of Widdicombe Hill Boulevard, between a point 38 metres west of Denfield Street and a point 54 metres west thereof.
3. Etobicoke York Community Council rescind the existing parking prohibition in effect at all times on the south side of Widdicombe Hill Boulevard, between a point 200 metres north of Eglinton Avenue West and a point 45 metres east thereof.
4. Etobicoke York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m. daily on the odd (south) side of Widdicombe Hill Boulevard, from a point 162 metres north of Eglinton Avenue West to a point 174 metres further north.
5. Etobicoke York Community Council prohibit stopping at all times on the south side of Widdicombe Hill Boulevard, between Denfield Street and a point 314 metres west.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.

13. Etobicoke York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

14. 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.

15. 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.

16. 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.

17. Etobicoke York Community Council direct that Widdicombe Hill Boulevard 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**

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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 \$220,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Widdicombe Hill Boulevard the city right-of-way occupancy permit fees amount to approximately \$220,000.00.
- 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 curbside parking lane closures on Widdicombe Hill Boulevard, these amount to \$0.00.

## DECISION HISTORY

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City Council, at its meeting on February 7 and 8, 2023, adopted Item - 2023.MM3.7 entitled: "63 and 73 Widdicombe Hill Boulevard - Technical Amendment to By-laws 976-2022 and 977-2022 - by Councillor Stephen Holyday, seconded by Councillor Amber Morley"

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM3.7>

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted Item - 2022.EY33.2 entitled: " 63 and 73 Widdicombe Hill Boulevard - Zoning By-law Amendment Application - Final Report"

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY33.2>

Committee of Adjustments, at its meeting held on November 20, 2025 issued a Notice of Decision regarding File Number A0382/25EYK. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 63 Widdicombe Hill Boulevard finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

[https://www.youtube.com/watch?v=zCYPoadMk\\_s&t=6210s](https://www.youtube.com/watch?v=zCYPoadMk_s&t=6210s)

## COMMENTS

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### The Development and Timeline

Fieldgate Construction Management Limited is constructing an 18-storey rental apartment building with 406 units and two-levels of underground parking at 69 Widdicombe Hill Boulevard. All permanent access will be from Widdicombe Hill Boulevard.

The site is bounded by Widdicombe Hill Boulevard to the north, 63 Widdicombe Hill Boulevard to the east, back yards of the townhomes on Pony Farm Drive to the south, and 73 Widdicombe Hill Boulevard to the west.

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

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

## Existing Conditions

Widdicombe Hill Boulevard is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The daily two-way traffic volume is approximately 4000 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 Widdicombe Hill Boulevard, within the subject section are as **North side**

- No parking anytime in effect from 8:00 a.m. to 5:00 p.m., Monday to Friday
- Statutory maximum 3-hour parking permitted at all other times

### **South side**

- No parking anytime between a point 38 metres west of Denfield Street and a point 54 metres west thereof
- No parking any time between a point 200 metres north of Eglinton Avenue West and a point 45 metres east thereof
- Statutory 3-hour parking permitted in between the above noted no parking areas

## Proposed Construction Staging Area

Based on information provided by the developer, excavation for the proposed building will extend approximately 7 metres below street level and reach the full northerly property line along Widdicombe Hill Boulevard. The developer reviewed multiple options to accommodate construction staging entirely within the site; however, due to space constraints, this is not feasible. Critical construction functions such as truck access, crane loading and unloading, material storage, construction offices, and worker facilities—cannot be safely accommodated on-site while maintaining a secure and controlled work environment. As a result, temporary occupation of the south sidewalk and a portion of the eastbound curb lane on Widdicombe Hill Boulevard is required to facilitate construction and ensure public safety for the duration of the project.

Subject to approval, the south sidewalk and a 3 metre wide portion of the eastbound curb lane on Widdicombe Hill Boulevard, between a point 85 metres west of Denfield Street and a point 140 metres further west will be closed to accommodate construction staging operations for the development. Pedestrian access on the south sidewalk adjacent to the site will be restricted during construction. Pedestrians will be redirected, to a temporary pedestrian walkway that will be provided within the closed portion of the eastbound curb lane on Widdicombe Hill Boulevard.

To ensure safe and efficient inbound and outbound turning manoeuvres for construction vehicles entering and exiting the site, stopping will be prohibited at all times on the south side of Widdicombe Hill Boulevard, between Denfield Street and a point 314 metres further west. This parking amendment will result in the loss of 24 overnight permit parking

spaces. A review of permit parking inventory has determined that the temporary loss of 24 overnight permit parking spaces can be accommodated within the existing 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 the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Widdicombe Hill Boulevard, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Fieldgate Construction Management 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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Transportation Services, (416) 338-5397, [Nathan.Sham@toronto.ca](mailto:Nathan.Sham@toronto.ca)

## **SIGNATURE**

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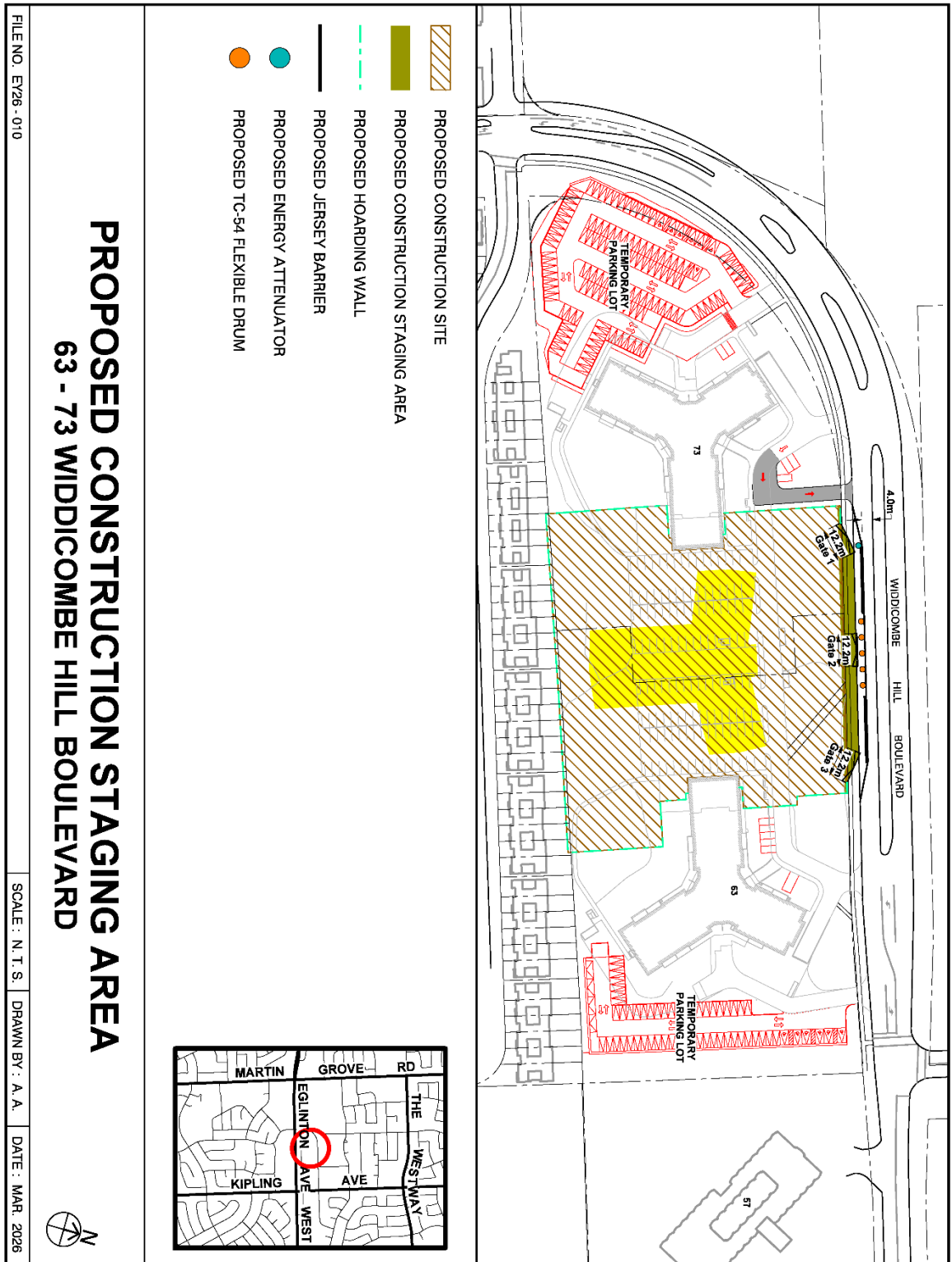
Roger Browne, M.A.Sc., P. Eng.  
Director, Congestion & Network Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 69 Widdicombe Hill Boulevard

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**PROPOSED CONSTRUCTION STAGING AREA**  
**63 - 73 WIDDICOMBE HILL BOULEVARD**

FILE NO. EY26 - 010

SCALE : N. T. S. DRAWN BY : A. A. DATE : MAR. 2026

