

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

Date: January 27, 2026

To: North York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 6, York Centre

SUMMARY

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

ACLP – Sheppard Avenue Group is constructing a 12-storey residential building at 181 Cocksfield Avenue and 824 Sheppard Avenue West. The subject site fronts both Cocksfield Avenue and Sheppard Avenue West.

By way of background, City Council at its meeting on October 8 and 9, 2025, adopted item - 2025.NY26.18 and in so doing authorized a closure of the pedestrian sidewalk and a 3.2 metre wide portion of the westbound lane on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and Goddard Street, from November 1, 2025 to January 31, 2026, to facilitate staging operations for the underground garage construction.

Since the Council meeting in October 2025, the approved closures on Cocksfield Avenue have not been implemented until early January 2026 due to delays in obtaining City permits for drainage and below grade construction. The developer is now requesting an extension for the duration of the closures on Cocksfield Avenue to allow for the underground garage construction phase of the development to be completed.

It should be noted that since February 1, 2026 the site has been operating under a temporary Monthly Street Occupation Permit.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Cocksfield Avenue for additional three months, from March 1, 2026 to May 31, 2026. During the requested time extension period, pedestrian movements will be maintained within a protected walkway on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and Goddard Street.

Furthermore, the issuance of the construction permit shall remain contingent upon the developers ongoing responsibility to clean and maintain the temporary walkway in a condition clear of snow and ice, as required, through the winter months for the entire term of the construction staging area permit. The applicant will also need to ensure that Cocksfield Avenue in the vicinity of the proposed construction staging area, as well as the residential driveways adjacent to the site, are maintained free of snow accumulation and snowbank sight-line obstructions during the winter months. In addition, the developer will be required to provide designated Traffic Control Persons, at the intersection of Cocksfield Avenue and Goddard Street to escort heavy trucks to the construction staging area, in order to ensure safe and efficient truck movements and eliminate conflicts with general vehicular traffic and pedestrian movements.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. North York Community Council authorize the continuation of 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 March 1, 2026 to May 31, 2026, inclusive.
2. North York Community Council continue to direct the applicant to install a temporary pedestrian walkway on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and Goddard Street.
3. North York Community Council continue to direct the applicant to clean and maintain the proposed temporary walkway on the south side of Cocksfield Avenue in a condition clear of snow and ice, as required, through the winter months for the entire term of the construction staging area permit.
4. North York Community Council continue to direct the applicant to ensure that Cocksfield Avenue in the vicinity of the proposed construction staging area, as well as the residential driveways adjacent to the site, are maintained free of snow accumulation and snowbank sight-line obstructions during the winter months for the full term of the construction staging area permit.
5. North York Community Council continue to direct the applicant to provide designated Traffic Control Persons, at the intersection of Cocksfield Avenue and Goddard Street to escort heavy trucks to the construction staging area, while ensuring the safe and efficient truck movements to eliminate conflicts with general vehicular traffic and pedestrian movements.
6. North York Community Council continue to prohibit stopping at all times on the north side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and a point 105 metres further east.

7. North York Community 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 Goddard Street.

8. North York Community Council continue to prohibit stopping at all times on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and Goddard Street.

9. North York Community Council continue to rescind the existing one-way westbound traffic designation on Cocksfield Avenue, between Wilmington Avenue and a point 183 metres east of Wilmington Avenue.

10. North York Community Council continue to designate Cocksfield Avenue, between Wilmington Avenue and Goddard Street as a one-way westbound traffic only.

11. North York Community Council continue to 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.

12. North York Community Council direct that 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 \$62,350.00. 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 \$62,000.00 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 closure on Cocksfield Avenue, this amounts to approximately \$350.00.

DECISION HISTORY

City Council, at its meeting on June 25 and 26, 2025, adopted with amendments Item - 2025.MM31.13, entitled "824 Sheppard Avenue West and 181 Cocksfield Avenue - Construction Staging Area" 18 and in so doing approved 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, from November 1, 2025 to January 31, 2026.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY26.18>

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

Status of the Development

A 12-storey residential building is being constructed by ACLP – Sheppard Avenue Group. 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 development in its completed form will consist of 308 residential dwelling units and a two-level underground parking garage. Permanent vehicular access to the development will be provided from Sheppard Avenue West.

Based on the information provided by the developer, the project experienced delays in obtaining the required drainage permit and below-grade construction permit from the City. As a result, the commencement of the underground garage construction has been postponed and the previously Council approved traffic lane and sidewalk closures on south side of Cocksfield Avenue were not implemented until early January 2026. Therefore, to allow sufficient time to complete the below-grade works, an extension for the traffic lane and sidewalk closures on Cocksfield Avenue is being requested until May 31, 2026.

Construction Staging Area

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 continue to be closed. The enclosures are required to facilitate construction vehicles accessing the site. Pedestrian movements will continue to be maintained within a protected walkway on the south side of Cocksfield Avenue, between a point 60 metres east of Wilmington Avenue and Goddard Street.

Overall, the proposed construction staging area layout is acceptable, and Transportation Services does not recommend any modifications to the staging for the duration of the extension period.

A drawing of the existing construction staging area is included 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 Cocksfield Avenue is not expected to conflict with the City's capital works projects.

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 four month life of the project in order to complete construction.

The Ward Councillor has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 181 Cocksfield Avenue (824 Sheppard Avenue West)

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