

## **Construction Staging Area – 1134 Queen Street East**

**Date:** May 20, 2025

**To:** Toronto and East York Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 14, Toronto-Danforth

### **SUMMARY**

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As the Toronto Transit Commission (TTC) operates a transit service on Queen Street East, City Council approval of this report is required.

Elcium Construction Management Corp. is constructing a 3-storey condominium with ground floor retail at 1134 Queen Street East. The site is located on the north side of Queen Street East, between Bertmount Avenue and Coady Avenue.

Transportation Services is requesting authorization to temporarily close a portion of the westbound curb lane with the provision of a temporary pedestrian walkway on the north side of Queen Street East for a period of 15 months, from July 1, 2025 to September 30, 2026, in order to facilitate constructions staging operations. Traffic control persons will be directing pedestrians on the north side during construction hours and a temporary pedestrian walkway will be maintained outside of construction hours.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the north sidewalk and a 2.2-metre-wide portion of the westbound curb lane on Queen Street East, between a point 17 metres west of Bertmount Avenue and Coady Avenue, and a provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from July 1, 2025 to September 30, 2026 inclusive.
2. City 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 north side of Queen Street East, between a point 17 metres west of Bertmount Avenue and Coady Avenue.

3. City Council rescind the existing parking machine regulation in effect from 9:00 a.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 per hour and for a maximum of three hours, on the north side of Queen Street East between a point 17 metres west of Bertmount Avenue and Coady Avenue.
4. City Council prohibit stopping at all times on the north side of Queen Street East, between a point 17 metres west of Bertmount Avenue and Coady Avenue.
5. City Council direct the applicant to pressure wash or sweep (weather permitting) 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 install converging mirrors 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 that Queen Street East 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. Elcium Construction Management Corp. 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 closure on Queen Street East these fees will be approximately \$78,000.00.

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 closure on Queen Street East, these fees will be approximately \$34,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on February 6 and 7, 2024, adopted Item TE10.10 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 1134 Queen Street East.

[Agenda Item History - 2024.TE10.10](#)

## **COMMENTS**

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### **The Development and Timeline**

Elcium Construction Management Corp. is constructing a 3-storey condominium with ground floor retail at 1134 Queen Street East. The site is located on the north side of Queen Street East, between Bertmount Avenue and Coady Avenue. The site is bounded by a residential property to the north, a private business to the east and west, and Queen Street East to the south.

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

- Excavation and shoring: from July 2025 to August 2025;
- Below grade formwork: from July 2025 to September 2025;
- Above grade formwork: from September 2025 to December 2025;
- Building envelope phase: from December 2025 to February 2026; and
- Interior finishes stage: from February 2026 to September 2026.

## **Existing Conditions**

Queen Street East is characterized by the following conditions:

- It is a four-lane, east-west, minor arterial roadway.
- It operates two-way traffic on a pavement width of approximately 13 metres.
- The speed limit is 40 km/h.
- TTC service is provided by the 501 Queen streetcar and 503 Kingston Road streetcar.
- There are sidewalks located on both sides of the street.

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

### **North side**

- No stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays

### **South side**

- No stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays

## **Proposed Construction Staging Area**

A detailed review of the construction schedule was undertaken by the developer to minimize the project duration and impacts of the construction on all road users. Based on the information provided by the developer, the entire site will be excavated lot line to lot line on all four sides to a depth of three metres. The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers most of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. The property is further constrained by the adjacent private businesses on the west and east sides of the site, and residential properties on the north side of the site. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Queen Street East will be essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Queen Street East will take place within the existing boulevard allowance and the westbound curb lane on the north side of Queen Street East, fronting the site. The north sidewalk fronting the site will be closed to facilitate construction vehicle access/egress activities, therefore a temporary pedestrian walkway cannot be maintained during construction hours. On the east side of the staging area, pedestrians can cross from the north to the south side of Queen Street East using the existing Pedestrian Crossover to continue westbound. On the west side of the staging area, traffic control persons will facilitate safe crossings for pedestrians to cross from the north to the south side of Queen Street East to continue eastbound during construction hours. A temporary pedestrian walkway will be maintained outside of construction hours. With the construction staging area in place, two-way traffic operation will be maintained.

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 Queen Street East 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 Elcium Construction Management Corp. 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**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 1134 Queen Street East

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