

Construction Staging Area Time Extension - 60 Queen Street East

Date: September 2, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

Deltera Inc. has undertaken the construction of a 57-storey mixed use building at 60 Queen Street East. The site is located on the northwest corner of Queen Street East and Dalhousie Street.

At its meeting of November 15, 2023, Toronto and East York Community Council authorized the temporary closure of the west sidewalk and a 4.2 metre wide portion of the southbound lane on Dalhousie Street, from November 16, 2023 to December 31, 2024, to facilitate construction staging operations.

At the time of this report, the below grade construction is underway. The next phase of construction will require a larger footprint to accommodate a material hoist and additional equipment. As a result, the occupation on the west curb lane on Dalhousie Street will increase from 4.2 metres to 5.5 metres. Pedestrian movements on the west sidewalk will continue to be restricted. The appropriate sidewalk closure signage is installed to inform pedestrians to cross to the other side of the roadway.

Transportation Services is requesting authorization to extend the time duration of the construction staging area on Dalhousie Street for an additional 37 months, from September 19, 2025, to September 30, 2028, to allow for the construction of the development to be completed.

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 5.5 metre wide portion of the southbound on Dalhousie Street, between Queen Street East and a point 33 metres north, from September 19, 2025 to September 30, 2028, inclusive, to allow for the completion of the development.
2. Toronto and East York Community Council direct the applicant to continue 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.
3. Toronto and East York Community Council direct the applicant to continue 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).
4. Toronto and East York Community Council direct the applicant to continue 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.
5. Toronto and East York Community Council direct the applicant to continue 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.
6. Toronto and East York Community Council direct the applicant to continue 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.
7. Toronto and East York Community Council direct the applicant to continue 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.
8. Toronto and East York Community Council direct the applicant to continue 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.
9. Toronto and East York Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. Toronto and East York Community Council direct the applicant to continue 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.

11. Toronto and East York Community Council direct the applicant to continue 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.
12. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to continue to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
13. Toronto and East York Community Council direct that Dalhousie Street be returned to its pre-construction traffic and parking regulations when the project is complete.
14. Toronto and East York Community Council direct that the occupation permit for construction staging on Dalhousie Street continue to be conditional, subject to there being no conflicts with Metrolinx transit project construction.
15. Toronto and East York Community Council direct the applicant to continue to create a publicly accessible website with regular construction updates and post the website address on the construction site hoarding, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
16. Toronto and East York Community Council direct the applicant to continue to mitigate light pollution by installing a shield/barrier on any lighting standards in close proximity to adjacent residential properties such as cranes.
17. Toronto and East York Community Council, in areas where no cycling lanes exist, continue to direct the applicant, in consultation with Transportation Services, to install sharrow markings onto the roadway and display appropriate signage on the hoarding board to inform motorists and cyclist to safely share the road.
18. Toronto and East York Community Council direct the Director, Traffic Management, Transportation Services and the applicant to continue to establish a construction management working group that meets monthly and invite local stakeholders including Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, local resident groups, local Business Improvement Areas and local school administration.
19. Toronto and East York Community Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, local residents' association and the Business Improvement Area Board of Management.

FINANCIAL IMPACT

There is no financial impact to the City. Deltera Inc. 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 Dalhousie Street these fees will be approximately \$2,500,000.

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 Dalhousie Street, these fees will be approximately \$6,000.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on November 15, 2023, adopted item TE9.48, entitled "60 Queen Street East - Construction Staging Area" with amendments, and in so doing authorized a construction staging area on Dalhousie Street, from November 16, 2023 to December 31, 2024, inclusive.

[Agenda Item History - 2023.TE9.48](#)

City Council, at its meeting on November 25 and 26, 2020, adopted Item TE20.5 and in so doing, amended Zoning By-law No. 438-86 for the lands municipally known as 60-64 Queen Street East and 131-135 Church Street.

[Agenda Item History - 2020.TE20.5](#)

COMMENTS

Status of the Development

Deltera Inc. is constructing a 57-storey mixed use building at 60 Queen Street East. The site is bounded by private property to the north, Queen Street East to the south, Church Street to the west and Dalhousie Street to the east.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the below grade formwork for Phase 2 of the development. The development is scheduled to be completed in December 2028, however, the construction staging area is required only until September 30, 2028. Additional major construction activities and associated timelines for the development are as follows:

- Below grade formwork: from June 2025 to January 2026;
- Above grade formwork: from December 2025 to January 2028;
- Building envelope phase: from September 2026 to March 2028; and
- Interior finishes stage: from October 2026 to December 2028.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until September 30, 2028 is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to take place within the existing boulevard allowance and the southbound lane on the west side of Dalhousie Street, abutting the site. In order to accommodate a hoist and platform, the footprint of the construction staging area on Dalhousie Street will increase from 4.2 metres to 5.5 metres. The west sidewalk and the southbound lane on Dalhousie Street, between Queen Street East and a point 92.5 metres north, will continue to be closed to accommodate construction staging operations for the development. The subject section of Dalhousie Street will continue to operate as a one-way northbound operation. Pedestrians will be redirected from the west side to the opposite side of the roadway.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

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 Dalhousie Street, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

FIFA Coordination and Traffic Mitigation

The City of Toronto is hosting the FIFA World Cup in the summer of 2026. In consultation with the developer, impacts from the construction staging operations were evaluated and the following mitigation measures are planned for during the game dates scheduled between June 2026 and August 2026:

- All construction deliveries will be restricted to the off-peak time periods during the game days;
- Pause on any additional closures outside of the construction staging area, such as service connections/utility construction, tower crane installation/removal, etc. from June 2026 to August 2026; and
- Construction deliveries will be restricted and only permitted during off-peak times from June 2026 to August 2026.

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: Extension of Closure Duration - 60 Queen Street East

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