

Construction Staging Area Time Extension – 20-26 Maitland Street

Date: December 18, 2025
To: Toronto and East York Community Council
From: Director, Congestion and Network 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.

TMG Builders has undertaken the construction of a 40-storey residential building at 20-26 Maitland Street. The site is located on the north side of Maitland Street between Yonge Street and Church Street.

Toronto and East York Community Council, at its meeting on January 14, 2025, authorized the temporary closure of the north curb lane on Maitland Street and sidewalk closure on Maitland Street from February 1, 2025 to February 1, 2026. At the time, the developer indicated they would require the staging area for a total of 36 months, from January 25, 2024 to December 31, 2026, however, the occupation was only approved for a 12 month period.

Transportation Services is requesting authorization to extend the time duration of the construction staging area on Maitland Street for an additional eight months, from February 2, 2026 to September 30, 2026, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the north sidewalk and a 4 metre wide portion of the westbound north curb lane on Maitland Street, between a point 78 metres east of Yonge Street and a point 90 metres

further east, and provision of a temporary pedestrian walkway within the closed portion of Maitland Street, from February 2, 2026 to September 30, 2026.

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 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 maintain appropriate signage and request the applicant to maintain 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 maintain 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 rescind the existing parking machine regulation on the south side of Maitland Street, between a point 91.4 metres east of Yonge Street and a point 36 metres further east, from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, for a maximum period of three hours and at a rate of \$5.50 per hour.

13. Toronto and East York Community Council direct that Maitland Street 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.

14. Toronto and East York Community Council direct the applicant to continue 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 with 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.

FINANCIAL IMPACT

There is no financial impact to the City. TMG Builders 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 Maitland Street these fees will be approximately \$310,000.00 including lost revenue from the parking machines.

In addition to the street occupation fees, 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 Matiland Street, these fees will be approximately \$2,600.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting of January 14, 2025, adopted Item TE19.27, entitled "20-26 Maitland Street - Construction Staging Area Time Extension" with amendments, and in so doing, authorized a construction staging area on Maitland Street from February 1, 2025 to February 1, 2026.

[Agenda Item History - 2025.TE19.27](#)

Toronto and East York Community Council, at its meeting of January 24, 2024, adopted Item TE10.27, entitled "20-26 Maitland Street - Construction Staging Area" with amendments, and in so doing, authorized a construction staging area on Maitland Street from January 25, 2024 to January 31, 2025.

[Agenda Item History - 2024.TE10.27](#)

City Council, at its meeting on March 2, 2021, adopted Item CC30.9 and in so doing, amended Zoning By-law No. 438-86 and No. 569-2013 for the lands municipally known as 20-26 Maitland Street.

[Agenda Item History - 2021.CC30.9 \(toronto.ca\)](#)

City Council, at its meeting on October 27, 2020, adopted the recommendations of a Request for Direction Report (Item TE19.8) by City Planning regarding the Applicant's appeal to the Local Planning Appeal Tribunal.

[Agenda Item History - 2020.TE19.8 \(toronto.ca\)](#)

Toronto and East York Community Council, at its meeting on January 8, 2020, adopted the recommendations of a Preliminary Report (Item TE12.27).

[Agenda Item History - 2020.TE12.27 \(toronto.ca\)](#)

COMMENTS

Status of the Development

TMG Builders is constructing a 40-storey residential building with two levels of underground parking. The site is located on the north side of Maitland Street between Yonge Street and Church Street.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the above grade formwork. The development is scheduled to be completed in March 2027, however, the construction staging area is only required until September 30, 2026. Additional major construction activities and associated timelines for the development are as follows:

- Above grade formwork: from July 2024 to April 2026;
- Building envelope phase: from April 2025 to September 2026; and
- Interior finishes stage: from December 2025 to March 2027.

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, 2026 is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to take place within the existing boulevard allowance and the north curb lane on Maitland Street. The north sidewalk and the curb lane on Maitland Street, between a point 78 metres east of Yonge Street and a point 90 metres further east, will continue to be closed to accommodate construction staging operations. The enclosure is utilized to accommodate delivery truck access to the site, tower crane loading and off loading operations, temporary material storage, construction offices, and worker facilities.

Pedestrian operations on the north side of Maitland Street continue to be maintained in a 1.7 metre wide covered and protected walkway within the closed portion of the curb lane on the north side of Maitland Street.

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 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 Maitland Street Avenue is not expected to conflict with the City's capital works projects.

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.
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ATTACHMENTS

Attachment 1: Extension of Closure Duration - 20-26 Maitland Street

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