

Construction Staging Area - 30 Bond Street (St. Michael's Hospital)

Date: February 2, 2026

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.

EllisDon Corporation has undertaken the renovation of St. Michael's Hospital at 30 Bond Street. The site is located at the southeast corner of Victoria Street and Shuter Street.

Transportation Services is requesting authorization to temporarily close the parking lay-by on the south side of Shuter Street, between a point 10.5 metres east of Victoria Street and a point 17 metres further east, for a period of 12 months, from March 10, 2026 to February 28, 2027, in order to accommodate a construction staging area for the renovation project.

Pedestrian operations will be maintained within the existing sidewalk on the south side of Shuter Street. The existing traffic and bicycle lanes on both sides of Shuter Street will be maintained.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council authorize the closure of the lay-by on the south side of Shuter Street, between Victoria Street and a point 40 metres east, from March 10, 2026 to February 28, 2027, inclusive.
2. Toronto and East York Community Council rescind the existing standing prohibition in effect at all times, emergency vehicles excepted, on the south side of Shuter Street, between a point 10.5 metres east of Victoria Street and a point 17 metres further east.

3. Toronto and East York Community Council prohibit stopping at all times on the south side of Shuter Street, between a point 10.5 metres east of Victoria Street and a point 17 metres further east.
4. Toronto and East York Community 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.
5. Toronto and East 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).
6. Toronto and East 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.
7. Toronto and East 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.
8. Toronto and East York Community 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.
9. Toronto and East 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.
10. Toronto and East 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.
11. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
12. Toronto and East 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.

13. Toronto and East 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.

14. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.

15. Toronto and East York Community Council direct that Shuter Street be returned to its pre-construction traffic and parking regulations when the project is complete.

16. Toronto and East 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 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.

17. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

18. Toronto and East York Community Council direct that the occupation permit for construction staging on Shuter Street be conditional, subject to there being no conflicts with Metrolinx transit project construction.

FINANCIAL IMPACT

There is no financial impact to the City. EllisDon Corporation 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 Shuter Street will be approximately \$35,000.00.

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 Shuter Street, these fees will be approximately \$2,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on January 13, 2026, adopted item TE28.38, entitled "30 Bond Street (St. Michael's Hospital) - Shuter Street - Parking Amendments" without amendment.

[Agenda Item History - 2026.TE28.38](#)

Toronto and East York Community Council, at its meeting on October 24, 2025, adopted item TE17.23, entitled "30 Bond Street - Construction Staging Area

Amendments" without amendments, and in so doing authorized a construction staging area on Bond Street.

[Agenda Item History - 2024.TE17.23](#)

Toronto and East York Community Council, at its meeting on June 22 and 23, 2023, adopted item TE6.51, entitled "30 Bond Street (St. Michael's Hospital) - Construction Staging A" with amendments, and in so doing authorized a construction staging area on Shuter Street and on Bond Street, from June 23, 2023 to October 31, 2025, inclusive.

[Agenda Item History - 2023.TE6.51](#)

Committee of Adjustments, at its meeting on September 28, 2016 issued a Notice of Decision regarding file Number A0562/16TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 30 Bond Street finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

The Development and Timeline

EllisDon Corporation has undertaken the renovation of St. Michael's Hospital at 30 Bond Street. The site is located at the southeast corner of Victoria Street and Shuter Street.

Based on the information provided by the developer, construction activities will start March 2026. The project is scheduled to be completed February 2027.

Existing Conditions

Shuter Street is characterized by the following conditions:

- It is a two-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13.8 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- There are bicycle lanes on both sides of the street
- St. Michael's Hospital is located on the south side of the street

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

North side

- No stopping at all times

South side

- No stopping at all times between Victoria Street and a point 10.5 metres east
- No standing at all times, emergency vehicles excepted, between a point 10.5 metres east and a point 17 metres further east
- No stopping at all times between a point 27.5 metres east of Victoria Street and a point 38.5 metres west of Bond Street

- Passenger loading zone in effect at all times between a point 10.5 metres west of Bond Street and a point 28 metres further west
- No stopping at all times between Bond Street and a point 10.5 metres west

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. 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. Furthermore, alternative staging locations are not feasible due to the surrounding land uses. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Shuter Street is essential to set up construction staging operations for the project.

Subject to approval, the parking lay-by on the south side of Shuter Street, between a point 10.5 metres east of Victoria Street and a point 17 metres further east will be closed to accommodate construction staging operations for the project. The lay-by will be used to accommodate delivery truck access to the site, loading and off loading operations, and temporary material storage. Pedestrian operations will be maintained within the existing sidewalk on the south side of Shuter Street. The existing traffic and bicycle lanes on both sides of Shuter Street 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 the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Shuter Street, 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 EllisDon Corporation 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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 30 Bond Street

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