

Construction Staging Area – 137 Bond Street

Date: February 2, 2026

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.

Pomerleau Inc. is constructing an 8-storey facility for the Toronto Metropolitan University (TMU) Student Centre at 137 Bond Street. The site is located on the southeast corner of Bond Street and Gould Street.

Transportation Services is requesting authorization to temporarily close the east sidewalk and a portion of the northbound lane on Bond Street for a period of 17 months, from February 20, 2026 to June 30, 2027, in order to enable construction staging operations for the project.

Pedestrians will be redirected into a 1.5 metre wide covered and protected walkway within the closed portion of the northbound lane on the east side of Bond Street. On Gould Street, pedestrians will be redirected into a 1.5 metre wide covered and protected walkway within the existing sidewalk.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk and a 5.3 metre wide portion of the northbound curb lane on Bond Street, between Gould Street and a point 38.5 metres south, and provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from February 20, 2026 to June 30, 2027 inclusive.

2. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; and 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$6.75 per hour and for a maximum of 3 hours, on the west side of Bond Street, between Gould Street and a point 45 metres south.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Bond Street, between Gould Street and a point 45 metres south.
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 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 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.

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

16. Toronto and East York Community Council direct that Bond 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.

FINANCIAL IMPACT

There is no financial impact to the City. Pomerleau 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 Bond Street these fees will be approximately \$900,000.00 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 closures on Bond Street and Gould Street, these amount to approximately \$3,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on July 8, 2025, adopted with amendment Item TE24.36 entitled "137 Bond Street - Encroachment Appeal".

[Agenda Item History - 2025.TE24.36](#)

City Council, at its meeting on November 8 and 9, 2023, adopted without amendments Item TE8.10 entitled "137 Bond Street - Alterations to a Heritage Property and Authority

to Enter into a Heritage Easement Agreement". This item was considered by Toronto and East York Community Council on October 18, 2023 and was adopted without amendment.

[Agenda Item History - 2023.TE8.10](#)

Toronto Preservation Board, at its meeting on October 10, 2023, adopted without amendment Item PB10.4 entitled "137 Bond Street - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement".

[Agenda Item History - 2023.PB10.4](#)

City Council, at its meeting on July 19 and 20, 2023, adopted without amendment Item CC8.29 entitled "137 Bond Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act".

[Agenda Item History - 2023.CC8.29](#)

Toronto Preservation Board, at its meeting on July 13, 2023, adopted without amendment Item PB8.4 entitled "137 Bond Street - Notice of Intention to Designate a Property under Part IV, Section 29 of Ontario Heritage Act".

[Agenda Item History - 2023.PB8.4](#)

COMMENTS

The Development and Timeline

Pomerleau Inc. is constructing an 8-storey facility for the Toronto Metropolitan University (TMU) Student Centre at 137 Bond Street. The site is located on the southeast corner of Bond Street and Gould Street.

The major construction activities and associated timelines for the development are as follows:

- Demolition: from February 2025 to October 2025;
- Excavation and shoring: from June 2025 to December 2025;
- Below grade formwork: from July 2025 to March 2026;
- Above grade framework (wood structure): from March 2026 to December 2026;
- Building envelope phase: from September 2026 to May 2027; and
- Interior finishes stage: from January 2026 to June 2027.

Existing Conditions

Bond Street is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates one-way northbound traffic on a pavement width of approximately 8.5 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

- Parking machines are on the west side of the street
- Stopping is prohibited at all times on the east side of the street

Proposed Construction Staging Areas

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 from lot line to lot line on all four sides to a depth of 4.5 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. 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 Bond Street is essential to set up construction staging operations for the development.

Subject to approval, the east sidewalk and a portion of the northbound lane on Bond Street, between Gould Street and a point 38.5 metres south will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a 1.5 metre wide covered and protected walkway within the closed portion of the northbound lane on the east side of Bond Street. On Gould Street, pedestrians will be redirected into a covered and protected walkway within the existing sidewalk. The existing one-way northbound traffic lane and one-way eastbound traffic lane will be maintained on Bond Street and Gould Street, respectively. A total of seven parking machine spaces on the west side of Bond Street will be removed. The applicant is responsible for paying the lost revenue for all parking spaces removed.

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 areas on Bond Street and Gould Street are 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 Pomerleau Inc. 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.
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ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 137 Bond Street

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