

Construction Staging Area – 140 Merton Street

Date: February 2, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

EllisDon Community Builders is constructing a 29-storey residential building at 140 Merton Street. The site is located on the north side of Merton Street, between Yonge Street and Mount Pleasant Road.

Transportation Services is requesting authorization to temporarily close a portion of the westbound curb lane and the north sidewalk on Merton Street for a period of 39 months, from March 1, 2026 to May 31, 2029, in order to enable construction staging operations for the development. Pedestrians will be redirected into a 2.1 metre wide covered and protected walkway within the closed portion of the westbound curb lane.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the north sidewalk and a 2.7 metre wide portion of the westbound curb lane on Merton Street, between a point 343 metres east of Yonge Street and a point 58 metres further east, and a provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from March 1, 2026 to May 31, 2029 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 \$4.25 per hour and for a maximum of 3 hours, on the north side of Merton Street, between a point 343 metres east of Yonge Street and a point 58 metres further east.

3. Toronto and East York Community Council prohibit stopping at all times on the north side of Merton Street, between a point 343 metres east of Yonge Street and a point 58 metres further east.
4. Toronto and East York Community Council rescind the existing on-street accessible parking space in effect at all times on the north side of Merton Street, between a point 361 metres east of Yonge Street and a point 16 metres further east.
5. 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 \$4.25 per hour and for a maximum of 3 hours, on the north side of Merton Street, between a point 328 metres east of Yonge Street and a point 16 metres further east.
6. Toronto and East York Community Council designate an on-street accessible parking space in effect at all times on the north side of Merton Street, between a point 328 metres east of Yonge Street and a point 16 metres further east.
7. Toronto and East York Community Council direct that the on-street accessible parking space in effect at all times on the north side of Merton Street, between a point 328 metres east of Yonge Street and a point 16 metres further east be reinstated to the north side of Merton Street, between a point 361 metres east of Yonge Street and a point 16 metres further east when the project is complete.
8. 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.
9. 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).
10. 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.
11. 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.
12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

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

19. 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.

20. Toronto and East York Community Council direct that Merton 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. EllisDon Community 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 Merton Street these fees will be approximately \$1,400,000.00 including lost revenue from the parking machines.

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 Merton Street, these fees will be approximately \$40,000.00.

DECISION HISTORY

City Council, at its meeting on November 8 and 9, 2023, adopted Item PH7.1 entitled "Housing Now - 140 Merton Street - Zoning By-law Amendment - Decision Report - Approval".

[Agenda Item History - 2023.PH7.1](#)

City Council, at its meeting on June 8 and 9, 2021, adopted Item MM34.50 entitled "Relocation of Existing Community Space Tenant to Accommodate Housing Now Development at 140 Merton Street - by Councillor Josh Matlow, seconded by Councillor Mike Layton".

[Agenda Item History - 2021.MM34.50](#)

COMMENTS

The Development and Timeline

EllisDon Community Builders is constructing a 29-storey residential building at 140 Merton Street. The site is located on the north side of Merton Street, between Yonge Street and Mount Pleasant Road. The site is bounded by a residential property to the north, Merton Street to the south, and private businesses to the east and west.

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

- Demolition: from March 2026 to June 2026;
- Excavation and shoring: from June 2026 to November 2026;
- Below grade formwork: from September 2026 to May 20, 2027;
- Above grade formwork: from May 2027 to September 2028;
- Building envelope phase: from November 2027 to May 2029; and
- Interior finishes stage: from March 2028 to August 2029.

Existing Conditions

Merton Street is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 11 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 located on the north side
- Parking is prohibited at all times on the south side

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. 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 surrounding areas, such as Merton Street on the south side, private businesses on the east side and west sides, a residential property on the north side of the site. Therefore, alternative staging areas were not feasible.

Construction staging operations on Merton Street will take place within the existing boulevard allowance and the westbound curb lane on the north side of Merton Street, fronting the site. The north sidewalk and westbound curb lane on Merton Street, between a point 343 metres east of Yonge Street and a point 58 metres further east will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a protected 2.1 metre wide covered walkway within the closed portion of the westbound curb lane. With the construction staging area in place, one eastbound and one westbound traffic lane will continue to be maintained.

The construction staging area will result in the removal of six parking machine spaces on the north side of Merton Street. The applicant is responsible for paying the lost revenue for all parking spaces removed. The existing on-street accessible parking spaces on the north side of Merton Street, between a point 361 metres east of Yonge Street and a point 16 metres further east will be temporarily located to the north side of Merton Street, between a point 328 metres east of Yonge Street and a point 16 metres further east. The applicant is responsible to reinstate the on-street accessible parking spaces to the original location when the project is complete.

A drawing of the proposed construction staging area is shown in Attachment 1.

A review of the City's Major Capital Works Program indicates that sewer rehabilitation by Toronto Water is planned on Merton Street, to begin in 2029. The developer was informed that any request for a time extension may conflict with the work, and the staging area may need to be temporarily removed.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that EllisDon Community Builders 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

Nathan Sham, Manager, Congestion and Network Management, Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 140 Merton Street

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