

Construction Staging Area – Tecumseth Street (723 Queen Street West)

Date: February 2, 2026
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

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

BDA Inc. has undertaken the construction of a 4-storey shelter building at 723 Queen Street West. The site is located on the southeast corner of Queen Street West and Tecumseth Street.

Transportation Services is requesting authorization to close the east sidewalk, the northbound and southbound bicycle lane, and a 0.4 metre wide portion of the northbound traffic lane on Tecumseth Street, between Queen Street West and the public laneway further south, for a period of 20 months, from April 1, 2026 to Dec 1, 2027. The temporary closure is required to facilitate construction staging operations.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the east sidewalk, and a 0.4 metre wide portion of the northbound traffic lane on Tecumseth Street, between Queen Street West and the public laneway to the south, from April 1, 2026 to December 1, 2027, inclusive.
2. Toronto and East York Community Council authorize the closure of the easterly northbound and westerly southbound bicycle lane on Tecumseth Street, between Queen Street West and Richmond Street West, from April 1, 2026 to December 1, 2027, inclusive.
3. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Tecumseth Street, between a point 37 metres south of Queen Street West and Richmond Street West.

4. Toronto and East York Community Council rescind the existing parking machine regulation in effect from 10:00 a.m. to 9:00 p.m.; Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$4.25 per hour and for a maximum period of 3 hours, on the west side of Tecumseth Street, between Queen Street West and Richmond Street West.
5. Toronto and East York Community rescind the existing permit parking regulation in effect from 12:01 a.m. to 10:00 a.m., on the even (west) side of Tecumseth Street, from a point 37 metres south of Queen Street West to Richmond Street West.
6. Toronto and East York Community Council prohibit stopping at all times on the west side of Tecumseth Street, between the public laneway south of Queen Street West and Richmond Street West.
7. Toronto and East York Community Council prohibit stopping at all times on the east side of Tecumseth Street, between the public laneway south of Queen Street West and Richmond Street West.
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, unobstructed, and fully AODA compliant walkway for all pedestrians, including for those with mobility devices for the entire duration of the construction staging area permit.
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 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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 within 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.
18. Toronto and East York Community Council direct that Tecumseth 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.
19. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.
20. Toronto and East York Community Council direct that the occupation permit for construction staging on Tecumseth Street be conditional, subject to there being no conflicts with Metrolinx transit project construction.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$231,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Tecumseth Street, the city right-of-way occupancy permit fees amount to approximately \$225,000.00 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 sidewalk and traffic lane closures on Tecumseth Street, these amount to approximately \$6,000.00.

DECISION HISTORY

Committee of Adjustments, at its meeting held on Wednesday, December 2, 2020 issued a Notice of Decision regarding File Number A0449/20TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 723 Queen St W finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

[Application Information Centre - 723 QUEEN ST W](#)

COMMENTS

The Development and Timeline

BDA, General Contractor is the constructor for the new 4-storey shelter building. All permanent access will from Queen Street West. The site is bounded by a public laneway to the south, Queen Street West to the north, Tecumseth Street to the west and a commercial property to the east.

The major construction activities and associated timeline for the development are described below:

- Abatement and Underpinning: from January 2026 to March 2026;
- Masonry Retention: from January 2026 to March 2026;
- Demolition: from April 2026 to July 2026;
- Excavation: from July 2026 to October 2026;
- Below grade formwork: from July 2026 to October 2026;
- Above grade formwork: from October 2026 to March 2027;
- Building envelope phase: from March 2027 to September 2027, and;
- Interior finishes stage: from May 2027 to February 2028.

Existing Conditions

Tecumseth Street is characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates two-way traffic on a pavement width of approximately 10 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 is a dedicated northbound bicycle lane located on the east side of Tecumseth Street, between Richmond Street West and Queen Street West
- There is a dedicated southbound bicycle lane, on the west side of Tecumseth Street which operates between Queen Street West and a point 27 metres further south. Beyond this point, the bicycle lane merges with southbound vehicular traffic.

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

East side

- No stopping, anytime, between Queen Street West and a point 37 metres south
- No parking, anytime, between a point 37 metres south of Queen Street West and Richmond Street West

West side

- No stopping, anytime, between Queen Street West and a point 37 metres south
- Maximum three-hour pay parking from 10:00 a.m. to 9:00 p.m., Monday to Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, between a point 37 metres south of Queen Street West to Richmond Street West
- Permit parking in effect from 12:01 a.m. to 10:00 a.m., daily

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. Various options were explored by the developer to set up construction staging operations for the development within the site boundaries. The developer has advised that, due to limited availability of space, all construction activities such as delivery and storage of construction materials, cannot be accommodated within the site.

Subject to approval, the east sidewalk, the northbound and southbound bicycle lane, and a 0.4 metre wide portion of the northbound traffic lane on Tecumseth Street, between Queen Street West and the laneway south of Queen Street West, west of Bathurst Street will be closed. Pedestrian movements on the east side of Tecumseth Street, abutting the site will be restricted. Pedestrians will be redirected to the west sidewalk, utilizing the existing pedestrian crossing on Tecumseth Street at the signalized intersection with Queen Street West or at the all-way stop with Richmond Street West. Appropriate signage will be installed to guide pedestrians to the opposite side of the street. With the bicycle lane closures in place, people cycling will be required to merge into the northbound and southbound traffic lane. Advanced warning signage will be installed to inform cyclists and motorists of the bicycle lane closure.

To enhance traffic flow around the construction staging area, stopping will be prohibited at all times on both side of Tecumseth Street, between Queen Street West and Richmond Street West. This parking amendment will result in the loss of three pay parking spaces, and four permit parking spaces. The applicant is required to compensate the City for the lost revenue associated with the pay parking spaces. A review of permit parking inventory has determined that the temporary loss of four permit parking spaces can be accommodated within the existing permit parking area.

With respect to Queen Street West, in the vicinity of the work area, pedestrians will be accommodated in a 2.1 metre wide covered and protected walkway located within the existing sidewalk. TTC service on Queen Street West will not be affected.

A drawing of the proposed phase one construction staging area is shown on Attachment 1.

This development site is within the Construction Hub Coordination program and has been reviewed by the Hub Coordinator to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

Finally, 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 Tecumseth Street 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

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation, Transportation Services, 416-338-5397, Nathan.Sham@toronto.ca.

SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Acting Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 723 Queen Street West

Attachment 1: Proposed Construction Staging Area - 723 Queen Street West

