

Construction Staging Area – 1233-1243 Queen Street East

Date: February 17, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 14, Toronto-Danforth

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Leslie Street, City Council approval of this report is required.

Woodbourne Canada Management Inc. is constructing a 10-storey condominium at 1233-1243 Queen Street East. The site is located on the southeast corner of Leslie Street and Queen Street East.

Transportation Services is requesting authorization to temporarily close a portion of the northbound curb lane with the provision of a temporary pedestrian walkway on the east side of Leslie Street and a full closure of Memory lane, between Leslie Street and a point 24.5 metres east, for a period of 22 months, from March 26, 2026 to December 31, 2027, in order to facilitate constructions staging operations.

Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway within the closed portion of the northbound curb lane on Leslie Street. A covered and protected walkway will be on installed on the south sidewalk of Queen Street East. Advisory signage will be installed to inform road users of the Memory Lane closure.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and a 3.5 metre wide portion of the northbound curb lane on Leslie Street, between Queen Street East and Memory Lane, and a provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from March 26, 2026 to December 31, 2027, inclusive.

2. City Council authorize the closure of Memory Lane, between Leslie Street and a point 24.5 metres east, from March 26, 2026 to December 31, 2027, inclusive.
3. City Council rescind the existing parking prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the east side of Leslie Street, between Queen Street East and Memory Lane.
4. City Council prohibit stopping at all times on the east side of Leslie Street, between Queen Street East and Memory Lane.
5. City 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.
6. City 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).
7. City 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.
8. City 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.
9. City 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.
10. City 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.
11. City 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.
12. City 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. City 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. City Council direct that Leslie Street and Memory Lane be returned to its pre-construction traffic and parking regulations when the project is complete.

15. City 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; more specifically, Toronto Transit Commission track replacement work planned on Queen Street East from 2026-2028, and Toronto Water watermain replacement work planned on Queen Street East from 2026-2028.

FINANCIAL IMPACT

There is no financial impact to the City. Woodbourne Canada Management 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 closure on Leslie Street and Memory Lane these fees will be approximately \$675,000.00.

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 Leslie Street and Memory Lane, these fees will be approximately \$120,000.00.

DECISION HISTORY

City Council, at its meeting on December 13, 14 and 15, 2023, adopted with amendments Item TE9.21 entitled "1233-1243 Queen Street East and 77 Leslie Street - Official Plan and Zoning By-law Amendment Applications - Decision Report - Approval". This item was considered by Toronto and East York Community Council on November 15, 2023 and was adopted with amendments.

[Agenda Item History - 2023.TE9.21](#)

City Council, at its meeting on September 28, 2022, adopted with amendments Item CC50.6 entitled "1233-1235 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act".

[Agenda Item History - 2022.CC50.6](#)

Toronto Preservation Board, at its meeting on September 20, 2022, adopted without amendment Item PB38.1 entitled "1233-1235 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act".
[Agenda Item History - 2022.PB38.1](#)

Toronto and East York Community Council, at its meeting on June 29 and 30, 2022, adopted with amendments Item TE34.102 entitled "1233-1243 Queen Street East and 77 Leslie Street - Official Plan and Zoning Amendments - Preliminary Report".
[Agenda Item History - 2022.TE34.102](#)

COMMENTS

The Development and Timeline

Woodbourne Canada Management Inc. is constructing a 10-storey condominium with ground floor retail at 1233-1243 Queen Street East. The site is bounded by Queen Street East to the north, a mixed-use building to the east, Memory Lane to the south and Leslie Street to the west.

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

- Demolition: from March 2025 to November 2025;
- Excavation and shoring: from April 2025 to December 2025;
- Below grade formwork: from May 2025 to April 2026;
- Above grade formwork: from April 2026 to December 2027;
- Building envelope phase: from October 2026 to April 2027; and
- Interior finishes stage: from January 2027 to November 2027.

Existing Conditions

Leslie Street is characterized by the following conditions:

- It is a four-lane, north-south, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres.
- The speed limit is 40 km/h.
- TTC service is provided by the 501 Queen streetcar and 83 Jones bus
- There are sidewalks located on both sides of the street
- No Parking from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of the street
- No Parking from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the west side of the street

Proposed Construction Staging Areas

A detailed review of the construction schedule was undertaken by the developer to minimize the overall project duration and reduce impacts on all road users. The entire site is proposed to be excavated from lot line to lot line on all sides to a depth of 6.5

metres. Due to significant space constraints, the developer has indicated that all construction activities cannot be accommodated within the property boundaries. The building footprint occupies most of the site, limiting space for staging, maneuvering, materials storage, and general access. Given these limitations, and the space to accommodate construction deliveries (steel and concrete), a material hoist, equipment and material storage, occupation of the right-of-way on Leslie Street and the rear public laneway (Memory Lane) is essential to support construction staging operations. It should be noted that the original proposal involved the closure of the northbound curb lane on Leslie Street and eastbound curb lane on Queen Street East. Following additional review, the developer modified the proposal to shift the staging area from Queen Street East to Memory Lane in order to minimize impacts on the surrounding transportation network.

Subject to approval, construction staging operations on Leslie Street will take place within the existing boulevard allowance and the northbound curb lane on the east side of Leslie Street, fronting the site. The east sidewalk and northbound curb lane on Leslie Street, between Queen Street East and Memory Lane will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway within the closed portion of the northbound lane. In the immediate vicinity of the site, traffic operations will be maintained with one northbound and two southbound lanes remaining open.

Additionally, and subject to approval, Memory Lane between Leslie Street and a point 24.5 metres east will be fully closed for construction staging. Advisory signage will be installed to inform road users of the laneway closure. Local access and egress will be maintained, and all affected property owners on Memory Lane and nearby areas have been notified of the proposed closure.

Based on the traffic operations analysis, the proposed construction staging area on Leslie Street is not expected to have a significant impact on the northbound traffic movement on Leslie Street and the area wide traffic operations. Once the construction staging area is in place, Transportation Services will monitor the intersection for any traffic congestion and make the necessary adjustments to the signal timings. Furthermore, the proposed construction staging area will not negatively impact TTC service on Leslie Street.

Pedestrian movements on the south side of Queen Street East will be maintained in a 1.8 metre wide covered and protected walkway within the existing sidewalk.

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 watermain replacement by Toronto Water is planned on Queen Street East, to begin in 2026 and the Toronto Transit Commission has track replacement work planned on Queen Street East starting in 2026. The construction staging area on Leslie Street is not expected to conflict with the City's capital works project. The developer was informed that should the covered walkway and staging area on Leslie Street or the construction gate on the southeast corner of Leslie Street and Queen Street East or the covered walkway on Queen Street East conflict with the City's capital works project, then the staging area

may need to be temporarily removed or modified to accommodate the City's planned activities. Failure of the developer to remove the staging area may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Woodbourne Canada Management 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.
Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1233-1243 Queen Street East

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