

Construction Staging Area – Quayside Infrastructure and Public Realm Project (Phase 2)

Date: March 16, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

SUMMARY

As Queens Quay East is a major arterial road, City Council approval of this report is required.

Waterfront Toronto is delivering development enabling infrastructure and public space in the Quayside precinct bounded by Lake Shore Boulevard to the north, Bonnycastle Street to the west, Lake Ontario to the south and the Victory Soya Mills Silos to the east under the Quayside Infrastructure and Public Realm (QIPR) project. The QIPR project will realign Parliament Street, extend Queens Quay east to the Silos, normalize the Parliament Street and Queens Quay East intersection, deliver necessary servicing connections and improve Bonnycastle Street and Small Street. The QIPR implementation will unlock development parcels that include commitments for affordable housing and deliver much needed public realm improvements to the area. As a result, there will be a realignment and lane reconfiguration of Queens Quay East, from Lower Sherbourne Street to Parliament Street.

At its meeting on May 21, 2025, City Council authorized the:

- Temporary closure of the north sidewalk and a portion of the westbound curb lane on Queens Quay East, between Small Street and Bonnycastle Street; and
- Temporary closure of Small Street to all road users, between Lake Shore Boulevard East and Queens Quay East for a period of 16 months, from June 2, 2025, to October 4, 2026.

The delivery of servicing connections and improvements to Small Street are currently underway. The next phase of construction includes the realignment of Parliament Street and extension of Queens Quay East which requires the closure of the Martin Goodman Trail in the vicinity of Parliament Street to accommodate the construction of the new roadways and associated public realm. As a result, a temporary and protected bi-direction bicycle lane will be implemented in the existing boulevard area of the

northbound curb lane on Parliament Street. The existing pedestrian sidewalk on the east side of Parliament Street will continue to be maintained. Under the existing staging plan, vehicle lane capacity will be maintained with no changes required

Due to a delay in the Release for Construction and changes in scope for the work, the existing construction staging on Small Street and Queens Quay are required to be extended to complete the works in those areas.

Therefore, Transportation Services is requesting authorization for the following:

- Temporary detour of the Martin Goodman Trail on Parliament Street, between Merchant's Wharf and Lake Shore Boulevard East and;
- Temporary closure of the east side boulevard on Parliament Street between Merchant's Wharf and Lake Shore Boulevard East and the provision of a temporary bi-direction bicycle lane for a period of 9 months between April 22, 2026 and December 31, 2026
- Extension of the existing temporary closure of the north sidewalk and a portion of the westbound curb lane on Queens Quay East, between Small Street and Bonnycastle Street from October 4, 2026 to December 31, 2026; and
- Extension of the existing temporary closure of Small Street to all road users, between Lake Shore Boulevard East and Queens Quay East from October 4, 2026, to December 31, 2026.

As there are no changes to vehicle lane capacity, a new traffic impact study has not been conducted.

RECOMMENDATIONS

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

1. City Council authorize the closure of the Martin Goodman Trail on Parliament Street, between Merchant's Wharf and Lake Shore Boulevard East, from April 22, 2026, to December 31, 2026, inclusive.
2. City Council authorize the closure of the east boulevard on Parliament Street, between Merchant's Wharf and Lake Shore Boulevard East to establish a temporary bi-directional bicycle lane, from April 22, 2026, to December 31, 2026.
3. City Council authorize the continuation of the closure of the north side walk and an 8 metre wide portion of the westbound curb lane on Queens Quay East, between Bonnycastle Street and Small Street, from October 4, 2026, to December 31, 2026, inclusive.
4. City Council authorize the continuation of the temporary full closure of Small Street to all road users, where access and egress to existing local properties shall be maintained,

between Queens Quay East and Lake Shore Boulevard East, from October 4, 2026 to December 31, 2026, inclusive.

5. City Council direct the applicant to continue 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 continue 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.

7. City Council direct the applicant to continue to provide 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.

8. City Council direct the applicant to continue 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.

9. City Council direct the applicant to continue 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.

10. City Council direct the applicant to continue 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.

11. City Council direct the applicant to continue 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.

12. City Council direct that Queens Quay East, Parliament Street, and Small 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.

13. City Council direct the applicant, in consultation with Transportation Services, to continue to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.

14. City Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.

15. City Council direct the applicant to continue to suspend truck movements including deliveries to the site between 8:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 7:00 p.m. weekdays.

FINANCIAL IMPACT

There is no financial impact to the City. Waterfront Toronto is responsible for all costs including lost revenue from the parking machines. City Council endorsed the QIPR projects outlined in the Quayside Business and Implementation Plan in July 2022 as well as the priorities set out in the Next Phase of Waterfront Revitalization - Update December 2024. Waterfront Toronto's work is funded through tri-government investment that is subject to satisfactory cost-sharing between the City, the Government of Ontario and the Government of Canada.

DECISION HISTORY

City Council, at its meeting on May 21 and 22, 2025 adopted Item TE22.14 entitled "Quayside Infrastructure and Public Realm Project - Construction Staging Area". This item was considered by Toronto and East York Community Council on May 1, 2025 and adopted without amendment.

[Agenda Item History - 2025.TE22.14](#)

City Council, at its meeting on December 17 and 18, 2024 adopted Item EX19.2 entitled "Next Phase of Waterfront Revitalization - Update".

[Agenda Item History - 2024.EX19.2](#)

City Council, at its meeting on July 24 and 25, 2024 adopted without amendments Item TE15.5 entitled "257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report - Approval". This item was considered by Toronto and East York Community Council on July 10, 2024, and adopted without amendment.

[Agenda Item History - 2024.TE15.5](#)

City Council, at its meeting on July 19, 20, 21 and 22, 2022 adopted without amendments Item EX34.11 entitled "Quayside Business and Implementation Plan". This item was considered by the Executive Committee on July 12, 2022, and adopted without amendment.

[Agenda Item History - 2022.EX34.11](#)

Executive Committee, at its meeting on December 10, 2020, adopted without amendment Item EX19.4 entitled "Update on Waterfront Toronto's Quayside Project".

[Agenda Item History - 2020.EX19.4](#)

COMMENTS

Project Status

Quayside will be a master-planned mixed-use complete community that builds on development in the adjacent Bayside and Dockside lands, and the emerging Keating Channel West Precinct. Quayside is a 4.9-hectare area on Toronto's waterfront, located at Queens Quay East and Parliament Street.

Waterfront Toronto, in collaboration with the City of Toronto, is leading the design and construction of streets, servicing and public spaces to support Quayside revitalization. This includes improvements to Parliament Street (between Lake Shore Boulevard East and Queens Quay East), Bonnycastle Street, Small Street and Queens Quay East from Bonnycastle Street to just east of Parliament Street. This also includes new parks and public spaces at the foot of Parliament Street and along either side of Parliament Street, south of Lake Shore Boulevard. With the new and improved infrastructure, roads and public realm, five new development blocks will be created.

Queens Quay East is the future corridor for the Waterfront East Light Rail Transit (LRT). Construction timelines for the full LRT project are undetermined and pending funding. Based on this, Waterfront Toronto, in consultation with City Staff have identified opportunities to build a portion of Queens Quay East between Bonnycastle Street and the Victory Soya Mills Silos to improve the corridor while future funding for full Waterfront East LRT is secured.

Based on the information provided by Waterfront Toronto at the time of this report, the project major construction activities currently include the delivery of underground service connections and improvements to Small Street. The next phase, phase 2, of construction is ready to begin and involves the construction of the realigned Parliament Street and the extension of Queens Quay East. The overall project is scheduled to be completed by December 2027; however, phase 2 construction staging is required only until December 31, 2026.

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

Queens Quay East

- Below grade infrastructure work: from June 2025 to April 2026
- Early electrical work: from June 2025 to February 2026
- Bell utility work: from March 2026 to April 2026
- Clean-cap, new roadway and public realm work: from May 2026 to December 2026
- New THES primary infrastructure work: June 2026 to August 2027

Small Street

- Early electrical work: from June 2025 to February 2026
- Clean-cap, new roadway and public realm work: from May 2026 to December 2026

Bonnycastle Street

- Early electrical work: from June 2025 to February 2026

Parliament Slip

- Outfall pipe works: February 2026 to May 2026
- Surcharging: February 2026 to May 2026
- Dockwall Reinforcing: November 2025 to July 2026
- Water's Edge promenade public realm: from July 2026 to August 2027

Waterfront Toronto has informed staff that due to the limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the Parliament Street staging associated with Phase 2 until December 31, 2026 is essential for the project completion.

Construction Staging Area

Construction staging operations will continue to take place on the north sidewalk and a portion of the westbound curb lane on Queens Quay East between Bonnycastle Street and Small Street as well on Small Street. To construct the Queens Quay Extension roadway and new Parliament Street as part of the next phase of construction, additional staging on the Martin Goodman Trail on Parliament Street between Merchant's Wharf and Lake Shore Boulevard is required.

The closure of the Martin Goodman Trail allows for the follow major construction work:

- Installation of new below grade infrastructure (wet services and THES primary infrastructure);
- Excavation for Clean Cap along Queens Quay East extension area and new Parliament Street alignment;
- Excavation and placement of lightweight fill along new Parliament Street alignment and;
- Construction of Queens Quay East extension roadway and new Parliament Street roadway alignments.

With the proposed closures in place, Queens Quay East, between Lower Sherbourne Street and Parliament Street, will continue to operate as two westbound traffic lanes and one eastbound traffic lane.

Pedestrian movements on the north side of Queens Quay East will continue to be redirected from the north side to the south side of the roadway.

A 3.0 metre wide protected bidirectional bicycle lane will be installed on the east side boulevard area of Parliament Street between Merchant's Wharf and Lake Shore Boulevard East to accommodate trail users. Urban barriers separate the bicycle lane and vehicle lane. The existing sidewalk will be maintained which will be separate from the temporary bicycle lane.

The existing TTC bus stop on the east side of Parliament Street south of Lake Shore Boulevard East will be relocated due to the conflict with the temporary bi-directional

protected bike lane. In coordination with TTC, a suitable temporary bus stop location has been identified on the south side of Queens Quay East west of Merchant's Wharf.

FIFA Coordination and Traffic Mitigation

With the City's hosting of the 2026 FIFA tournament, increased traffic congestion is expected in the Quayside area along with higher demand for public transit along the Queens Quay corridor. Waterfront Toronto reviewed opportunities to minimize the existing staging area during FIFA. Due to new direction from the City on the project scope that expands the original base scope, the closure cannot be removed without significant delay to the project. Therefore in order to keep the project on schedule, the current existing closure of the Queens Quay East westbound lane will not be removed.

Alternatively, the following mitigation measures are planned:

- Pause all construction deliveries during game days, the day before game days and the day after game days.
- Pause any additional closures outside of the construction staging area, such as service connections/third-party construction between June 11 and July 3, 2026.
- Restrict construction deliveries from 9:00 a.m. to 4:00 p.m. outside the 3-day windows noted above around game days for the month of June and July 2026.
- Assess the need for Paid Duty Officers/Traffic Agents at any adjacent intersection for traffic control and/or potential signal timing adjustments.

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

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 - Quayside Infrastructure and Public Realm Project (Phase 2)

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