

## **30 Bond Street (St. Michael's Hospital) - Traffic Amendments and Parking Amendments**

**Date:** May 11, 2026

**To:** Toronto and East York Community Council

**From:** Director, Congestion and Network Management, Transportation Services

**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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

EllisDon Corporation has undertaken the renovation of St. Michael's Hospital at 30 Bond Street. The site is located at the southeast corner of Victoria Street and Shuter Street.

By way of background, Toronto and East York Community Council, at its meeting on February 19, 2026 adopted Item TE29.29 and authorized the closure of the lay-by on the south side of Shuter Street, between Victoria Street and a point 40 metres east. On the south side of Shuter Street, between a point 10.5 metres east of Victoria Street and a point 17 metres further east, the emergency services vehicle parking was rescinded and replaced with a stopping prohibition to support construction staging.

In 2025, St. Michael's Hospital initiated consultation with Toronto Paramedic Services (TPS) regarding the planned renovation of the ambulance bay and the associated temporary loss of operational parking. While no initial concerns were identified following the preliminary engagement, TPS formally raised objections upon the issuance of implementation notices. Following a series of collaborative meetings to address these operational impacts, EllisDon has since updated its construction staging request to incorporate TPS's requirements and ensure service continuity.

In view of the above, Transportation Services is requesting authorization for the following amendments and closures:

- Rescind the previous recommendations in Item TE29.29 and reintroduce the emergency services vehicle parking.
- Close 1.5 metre wide portion of the south sidewalk on Shuter Street, between a point 4 metres east of Victoria Street and a point 34 metres further east.

- Close 1.5 metre wide portion of the east sidewalk on Victoria Street, between a point 5 metres south of Shuter Street and a point 25 metres further south.
- Close the bicycle lanes on both sides of Shuter Street, between Victoria Street and Bond Street replace with bicycle sharrow markings.

The temporary closures noted above are required for a period of 12 months, from May 29, 2026 to April 30, 2027, to facilitate the renovations.

Pedestrian operations will be maintained within the 2.1 metre wide open portion of the existing south sidewalk on Shuter Street and the east sidewalk on Victoria Street. The existing traffic lanes on both sides of Shuter Street will be maintained. People cycling in the eastbound and westbound direction on Shuter Street will merge with vehicular traffic.

## **RECOMMENDATIONS**

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

1. Toronto and East York Community Council authorize the closure of a 1.5 metre wide portion of the south sidewalk on Shuter Street, between Victoria Street and a point 34 metres east, from May 29, 2026 to April 30, 2027, inclusive.
2. Toronto and East York Community Council authorize the closure of a 1.5 metre wide portion of the east sidewalk on Victoria Street, between a point 5 metres south of Shuter Street and a point 25 metres further south, from May 29, 2026 to April 30, 2027, inclusive.
3. Toronto and East York Community Council rescind the existing stopping prohibition in effect at all times on the north side of Shuter Street, between a point 15 metres east of Victoria Street and a point 75 metres further east.
4. Toronto and East York Community Council enact a standing prohibition, in effect at all times, emergency vehicles excepted, on the north side of Shuter Street, between a point 15 metres east of Victoria Street and a point 75 metres further east.
5. 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.
6. 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).

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
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, in consultation with Transportation Services, to maintain any bike lanes, and install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.
15. Toronto and East York Community Council authorize the appropriate City officials to submit directly to Toronto and East York Community Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to Toronto and East York Community Council's direction, and to reinstate the traffic and parking regulations to what they were immediately prior to the date of this report from the General Manager, Transportation Services once the project is complete.
16. Toronto and East York Community Council direct that Shuter Street be returned to its pre-construction traffic and parking regulations when the project is complete.

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 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.

18. Toronto and East York Community Council direct that the occupation permit for construction staging on Shuter Street be conditional, subject to there being no conflicts with Metrolinx transit project construction.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. EllisDon Corporation 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 Shuter Street will be approximately \$300,000.00.

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 Victoria Street, these fees will be approximately \$27,000.00.

## **DECISION HISTORY**

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Toronto and East York Community Council, at its meeting on February 19, 2026, adopted Item TE29.29, entitled "30 Bond Street (St. Michael's Hospital) - Construction Staging Area", with amendments.

[Agenda Item History - 2026.TE29.29](#)

Toronto and East York Community Council, at its meeting on January 13, 2026, adopted item TE28.38, entitled "30 Bond Street (St. Michael's Hospital) - Shuter Street - Parking Amendments" without amendment.

[Agenda Item History - 2026.TE28.38](#)

Toronto and East York Community Council, at its meeting on October 24, 2025, adopted item TE17.23, entitled "30 Bond Street - Construction Staging Area Amendments" without amendments, and in so doing authorized a construction staging area on Bond Street.

[Agenda Item History - 2024.TE17.23](#)

Toronto and East York Community Council, at its meeting on June 22 and 23, 2023, adopted item TE6.51, entitled "30 Bond Street (St. Michael's Hospital) - Construction Staging A" with amendments, and in so doing authorized a construction staging area on Shuter Street and on Bond Street, from June 23, 2023 to October 31, 2025, inclusive.

[Agenda Item History - 2023.TE6.51](#)

Committee of Adjustments, at its meeting on September 28, 2016 issued a Notice of Decision regarding file Number A0562/16TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 30 Bond Street finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

## **COMMENTS**

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### **The Development and Timeline**

EllisDon Corporation has undertaken the renovation of St. Michael's Hospital at 30 Bond Street. The site is located at the southeast corner of Victoria Street and Shuter Street.

Based on the information provided by the developer, construction activities will start May 2026. The project is scheduled to be completed April 2027.

### **Existing Conditions**

Shuter Street is characterized by the following conditions:

- It is a two-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13.8 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 are bicycle lanes on both sides of the street
- St. Michael's Hospital is located on the south side of the street

Victoria Street is characterized by the following conditions:

- It is a four-lane, north-south, collector roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street at this time
- There are sidewalks located on both sides of the street
- St. Michael's Hospital is located on the east side of the street

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

#### **North side**

- No stopping at all times

#### **South side**

- No stopping at all times between Victoria Street and a point 10.5 metres east
- No standing at all times, emergency vehicles excepted, between a point 10.5 metres east and a point 17 metres further east
- No stopping at all times between a point 27.5 metres east of Victoria Street and a point 38.5 metres west of Bond Street
- Passenger loading zone in effect at all times between a point 10.5 metres west of Bond Street and a point 28 metres further west

- No stopping at all times between Bond Street and a point 10.5 metres west

## **Proposed Construction Staging Area**

St. Michael's Hospital initiated consultation with Toronto Paramedic Services (TPS) regarding the planned renovation of the ambulance bay and the associated temporary loss of operational parking. While no initial concerns were identified following the preliminary engagement, TPS formally raised objections upon the issuance of implementation notices. Following a series of collaborative meetings to address these operational impacts, EllisDon has since updated its construction staging request to incorporate TPS's requirements and ensure service continuity. 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 Shuter Street and Victoria Street is essential to set up construction staging operations for the project.

The parking lay-by on the south side of Shuter Street, between a point 10.5 metres east of Victoria Street and a point 17 metres further east will be reinstated for emergency services vehicle use. Pedestrian operations on the south sidewalk of Shuter Street, between a point 4 metres east of Victoria Street and a point 34 metres further east will be maintained within a 2.1 metre wide portion of the existing south sidewalk, the remaining 1.5 metre wide portion of the sidewalk will be temporarily closed for construction staging. The existing traffic lanes on both sides of Shuter Street will be maintained. The bicycle lanes on both sides of Shuter Street will be closed to accommodate emergency services vehicle parking on the north side. People cycling in the eastbound and westbound direction on Shuter Street will merge with vehicular traffic.

Pedestrian operations on the east sidewalk of Victoria Street, between a point 5 metres south of Shuter Street and a point 25 metres further south will be maintained within a 2.1 metre wide portion of the existing south sidewalk, the remaining 1.5 metre wide portion of the sidewalk will be temporarily closed for construction staging. A daily street occupation of the curb lane on the east side of Victoria Street will be permitted to accommodate a garbage bin. The lane will reopen at the end of each working day. Two-way traffic will be maintained.

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

A review of the City's Major Capital Works Program indicates the development site is within a Metrolinx Permit Review Zone. Therefore, the issuance of the occupation permit by Transportation Services, for construction staging on Shuter Street, is conditional and subject to Metrolinx review of potential conflicts with transit project construction.

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

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 30 Bond Street

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