

Construction Staging Area – Noble Street (1266 Queen Street West)

Date: June 19, 2026
To: Toronto and East York Community Council
From: Director, Congestion and Network Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

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

SG Constructors is building a 27-storey residential condominium building at 1266 Queen St West. The site is located on the northeast corner of Queen Street West and Noble Street.

In order to facilitate construction staging operations for the development, Transportation Services is requesting authorization to implement the following temporary measures:

- Closure of the east sidewalk / boulevard and the northbound traffic lane on the east side of Noble Street, between Queen Street West and a point 85 metres north;
- Conversion of Noble Street from a two-way operation to a one-way traffic operation (northbound to westbound), between Queen Street West and Strickland Avenue;
- Installation of a stop control for westbound traffic on Noble Street and Strickland Avenue;
- Prohibit stopping at all times on both sides of Noble Street, between Queen Street West and a point 85 metres north;
- Prohibit stopping at all times on the north side of Queen Street West in the vicinity of the work zone.

The above temporary measures are required for a period of 24 months, from December 1, 2026 to November 30, 2028. During this period, pedestrian access on the east side of Noble Street adjacent to the site will be restricted. Pedestrians will be directed to use the sidewalk on the other side of Noble Street, with crossing opportunities provided at the stop-controlled intersections of Queen Street West and Noble Street, and Noble Street and Strickland Avenue.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and the northbound traffic lane on Noble Street, between Queen Street West and a point 85 metres north, from December 1, 2026 to November 30, 2028, inclusive.
2. City Council designate Noble Street, between Queen Street West and Strickland Avenue, as one-way for northbound to westbound traffic only.
3. City Council authorize a compulsory stop control for westbound traffic at the intersection of Noble Street and Strickland Avenue.
4. City Council rescind the existing parking prohibition in effect at all times on the west side of Noble Street, between Queen Street West and a point 50 metres north.
5. City Council rescind the existing parking prohibition in effect 10:00 p.m. of one day to 3:00 p.m. of the next following day Tuesday to Thursday; 10:00 p.m. Friday to 9:00 a.m. Saturday; 7:00 p.m. Saturday. to 3:00 p.m. Monday on the west side of Noble Street, between a point 50 metres north of Queen Street West and a point 16.5 metres further north.
6. City Council rescind the existing maximum 10 minutes parking regulation in effect 3:00 p.m. to 10:00 p.m., Monday to Friday; 9:00 a.m. to 7:00 p.m., Saturday, on the west side of Noble Street, between a point 50 metres north of Queen Street West and a point 16.5 metres further north.
7. City Council rescind the existing parking prohibition in effect at all times on the west side of Noble Street, between a point 66.5 metres north of Queen Street West and the east/west leg of Noble Street.
8. City Council rescind the existing parking prohibition in effect at all times on the east side of Noble Street, between Queen Street West and a point 85 metres north.
9. City Council prohibit stopping at all times on both sides of Noble Street, between Queen Street West and a point 85 metres north.

10. City Council rescind the existing stopping prohibition in effect at all times on the north side of Queen Street West, between Noble Street and a point 15 metres east.

11. City Council prohibit stopping at all times on the north side of Queen Street West, between Noble Street and a point 32 metres east.

12. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.

13. 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 to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).

14. 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.

15. 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.

16. City Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.

17. 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.

18. 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.

19. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

20. 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.

21. 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.

22. 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 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.

23. City Council authorize the appropriate City officials to submit directly to the City 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 Decision (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) referred in recommendations 2 - 11, once the project is complete.

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

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 \$853,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Noble Street the city right-of-way occupancy permit fees amount to approximately \$841,000.00.
- 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 sidewalk and traffic lane closure on Noble Street, these amount to approximately \$12,000.00.

DECISION HISTORY

City Council, at its meeting on February 4, 2026, adopted Item 2026.CC36.1 entitled " Amending Item 2024.TE15.12 - 1266 Queen Street West - Official Plan and Zoning By-law Amendment Application - Decision Report - Refusal of Official Plan Amendment and Approval of Zoning By-law Amendment".

<https://secure.toronto.ca/council/agenda-item.do?item=2026.CC36.1>

City Council, at its meeting on December 16 and 17, 2025 , adopted Item 2025.TE27.31 entitled " 1266 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval".

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.31>

Toronto Preservation Board, at its meeting on November 18, 2025, adopted Item 2025.PB37.9 entitled "1266 Queen Street West - Demolition and New Construction on a Designated Heritage Property under Part V, Section 42 of the Ontario Heritage Act - Approval".

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PB37.9>

COMMENTS

The Development and Timeline

SG Constructors is constructing a 27 residential condominium building with 358 units, together with ground floor retail, and 1 level underground parking at 1266 Queen Street South. All permanent access will be from Noble Street. The site is bounded by a railway corridor to the north and to the east, Noble Street to the west, and Queen Street South to the south.

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

- Excavation and shoring: from August 2026 to December 2026.
- Below grade formwork: from November 2026 to November 2027;
- Above grade formwork: from April 2027 to March 2028;
- Building envelope phase: from September 2027 to August 2028, and;
- Interior finishes stage: from July 2027 to November 2028.

Existing Conditions

Noble Street is characterized by the following conditions:

- It is a two-lane, local roadway, that runs north-south for 85 metres, and east-west for 214 metres
- It operates two-way traffic on a pavement width of approximately 7.5 metres
- The daily two-way traffic volume is approximately 1,400 vehicles
- 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

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

East side

- No parking anytime

West side

- No parking anytime in effect 10:00 p.m. of one day to 3:00 p.m. of the next following day Tuesday to Thursday.; 10:00 p.m. Friday to 9:00 a.m. Saturday; 7:00 p.m. Saturday. to 3:00 p.m. Monday between a point 50 metres north of Queen Street West and a point 16.5 metres further north.
- Maximum 10 minutes parking in effect 3:00 p.m. to 10:00 p.m., Monday to Friday.; 9:00 a.m. to 7:00 p.m., Saturday, between a point 50 metres north of Queen Street West and a point 16.5 metres further north.
- No parking anytime applies in all other areas outside of the above section

Proposed Construction Staging Area

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. Based on the information provided by the developer, the excavation depth from the street level is approximately 9 metres below grade and extends to the lot lines on the north and east side of the property. The developer explored various options to accommodate construction staging entirely within the site; however, due to site constraints and limited available area, it is not feasible to contain all required construction activities within the property limits.

The developer has advised that essential construction functions, including loading and unloading operations associated with tower crane pick-up points, temporary material storage, construction office space, and worker facilities require additional space beyond the site boundaries. Furthermore, the establishment of a secure and controlled construction zone is necessary to maintain public and construction workers safety. Accordingly, the temporary closure of the east sidewalk and the northbound traffic lane on Noble Street is necessary to facilitate the safe and efficient completion of the proposed work.

Subject to approval, the east sidewalk / boulevard and the northbound lane on Noble Street, between Queen Street West and a point 85 metres north will be closed to accommodate construction staging operations for the development. Noble Street will be converted to a temporary one-way street permitting northbound-to-westbound

movements only, between Queen Street West and Strickland Avenue. Neighborhood motorists located northwest of the staging area will be able to exit the neighbourhood using alternate routes, including Noble Street at Brock Avenue, and Earnbridge Street at Brock Avenue. Where the east sidewalk on Noble Street is closed, pedestrians will be redirected to the west sidewalk at the stop-controlled intersection of Noble Street and Queen Street West. Northwest of the staging area, pedestrians will be directed to use the south side sidewalk at a temporary stop-control with a pedestrian crossing on Noble Street and Strickland Avenue intersection.

On Queen Street West, to ensure pedestrian safety, a temporary 2.1 metres wide covered and protected walkway will be provided within the existing sidewalk adjacent to the site. The TTC bus stop located on the north side of Queen Street West has been temporarily relocated to the north side of Queen Street West just east of Dufferin Street.

To maintain safe and efficient traffic flow in the vicinity of the construction staging area, stopping will be prohibited at all times on both sides of Noble Street, and on the north side of Queen Street West.

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

A review of the City's Major Capital Works Program on Noble Street indicates that Toronto Water has sewer replacement works planned in 2028.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The City expects the applicants full cooperation 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 modify or remove any staging to accommodate the necessary municipal infrastructure work.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that SG Constructors, 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

Rey Shen, Manager, Congestion Management Planning, Transportation Services,
(416) 394-5559, Rey.Shen@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 1266 Queen Street West (Noble Street)

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