

Construction Staging Area Time Extension – 1134 Queen Street East

Date: June 19, 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 Queen Street East, City Council approval of this report is required.

Elcium Construction Management Corp. has undertaken the construction of a 3-storey condominium with ground floor retail at 1134 Queen Street East. The site is located on the north side of Queen Street East, between Bertmount Avenue and Coady Avenue.

City Council, at its meeting on July 23 and 24, 2025, adopted Item TE24.44, and in doing so, authorized the temporary closure of the north sidewalk and a portion of the westbound curb lane on Queen Street East, from July 1, 2025 to September 30, 2026.

The developer has requested a time extension of the duration of the construction staging area on Queen Street East as a result of delays caused by the issuance of a building permit and approval from Toronto Water for the building's service connections. The initial start date in 2025 did not materialize and could only start site work in March 2026.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Queen Street East an additional six months, from October 1, 2026 to March 31, 2027, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of the closure of the north sidewalk and a 2.2-metre-wide portion of the westbound curb lane on Queen Street East, between a point 17 metres west of Bertmount Avenue and Coady Avenue, and a provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from October 1, 2026 to March 31, 2027, inclusive.
2. 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.
3. City Council direct the applicant to continue 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).
4. City Council direct the applicant to continue 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.
5. 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.
6. City Council direct the applicant to continue 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.
7. City Council direct the applicant to continue 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.
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 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 City Council's decision, and to reinstate 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) referred in Item TE24.44, once the project is complete.

12. 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; more specifically, TTC track replacement work planned on Queen Street East in 2027.

FINANCIAL IMPACT

There is no financial impact to the City. Elcium Construction Management Corp. 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 Queen Street East these fees will be approximately \$32,000.00.

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 Queen Street East, these fees will be approximately \$25,000.00.

DECISION HISTORY

City Council, at its meeting of July 23 and 24, 2025, adopted Item TE24.44, entitled "1134 Queen Street East - Construction Staging Area" without amendments, and in so doing, authorized a construction staging area on Queen Street East from July 1, 2025 to September 30, 2026. This item was considered by Toronto and East York Community Council on July 8, 2025 and adopted without amendment.

[Agenda Item History - 2025.TE24.44](#)

Toronto and East York Community Council, at its meeting of June 5, 2025, deferred Item TE23.28, entitled "1134 Queen Street East - Construction Staging Area Time Extension".

[Agenda Item History - 2025.TE23.28](#)

City Council, at its meeting on February 6 and 7, 2024, adopted Item TE10.10 and in so doing, amended Zoning By-law No. 569-2013 for the lands municipally known as 1134 Queen Street East.

[Agenda Item History - 2024.TE10.10](#)

COMMENTS

Status of the Development

Elcium Construction Management Corp. is constructing a 3-storey condominium with ground floor retail at 1134 Queen Street East. The site is located on the north side of Queen Street East, between Bertmount Avenue and Coady Avenue. The site is bounded by a residential property to the north, private businesses to the east and west, and Queen Street East to the south.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the below and above grade formwork. The development is scheduled to be completed in March 2027. Additional major construction activities and associated timelines for the development are as follows:

- Excavation and shoring: from March 2026 to April 2026 (completed);
- Below grade formwork: from April 2026 to June 2026;
- Above grade formwork: from June 2026 to September 2026;
- Building envelope phase: from September 2026 to November 2026; and
- Interior finishes stage: from November 2026 to March 2027.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until March 31, 2027 is essential to complete the development.

Construction Staging Area

Construction staging will continue within the existing boulevard allowance and the westbound curb lane on the north side of Queen Street East, between a point 17 metres west of Bertmount Avenue and Coady Avenue.

The north sidewalk adjacent to the site will remain closed during construction hours to accommodate vehicle access and egress.

Pedestrian movements will be maintained as follows:

- At the east end of the staging area, pedestrians will cross from the north to the south side of Queen Street East via the existing Pedestrian Crossover to continue westbound.
- At the west end, traffic control personnel will assist pedestrians crossing from north to south to continue eastbound during construction hours.

A temporary pedestrian walkway is provided outside of construction hours.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

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

A review of the City's Major Capital Works Program indicates track replacement work by the Toronto Transit Commission is planned on Queen Street East, to begin in March 2027. The construction staging area on Queen Street East 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 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.

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, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Extension of Closure Duration - 1134 Queen Street East

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