

PCS

IMPORTANT NOTICE

City of Toronto Contract: 26ECS-RD-02SW - Pre-Condition Survey

RE: City of Toronto Contract: 26ECS-RD-02SW – Rehabilitation of TTC Track Allowance and Watermain Replacements on Queen Street East and Watermain Replacements on Munro Street.

Dear Resident and/or Property Owner,

On behalf of the City of Toronto, Sanscon Construction Ltd. will be undertaking the above noted work, which is scheduled to begin soon.

PCS Management Inc. (PCS) has been retained to conduct pre-condition surveys on all properties adjacent to the construction area, to verify existing conditions. **Your property is in the immediate vicinity of the work area.**

The pre-condition survey consists of interior and/or exterior photos and documentation of your property's existing condition prior to the start of construction. The survey ensures that should damage to your property be caused by the construction, there is an independent record of the pre- and post- conditions of your property. This survey also assures that the City of Toronto, and the Contractor are protected from frivolous or fraudulent claims.

There is no cost to you for this service and your participation is voluntary.

We have enclosed a copy of the City of Toronto's Construction Notice for your reference.

Should you wish to schedule an appointment, or opt out, please contact us by:

Emailing us at appointments@pcsmangementinc.com

OR

Calling our 24-hr voicemail service at (647) 799 3435

Please provide your name, address, telephone number, email address and reference contract number 26ECS-RD-02SW. All information related to this survey will be kept confidential.

****All PCS Management Inc. employees carry and display photo identification****

October 20, 2025

Watermain Replacement and Streetcar Track Renewal on Queen Street East from Broadview Avenue to Davies Avenue

Contract: 26ECS-RD-02SW

Start Date: Early November 2025 End Date: Late April 2026

**Timeline is subject to change.*

The City of Toronto and Toronto Transit Commission will renew streetcar tracks on Queen Street East between Broadview Avenue and Davies Avenue. The City will also replace the 112-year-old watermains and the City-owned portion of substandard water services between Broadview Avenue and Davies Avenue, and along Munro Street.

This work is required to bring the watermains and track infrastructure to a state of good repair and is part of the Council-approved 2025 Capital Works Program.

Sign-up for email updates at toronto.ca/QueenEastConstruction.

CONSTRUCTION PHASES

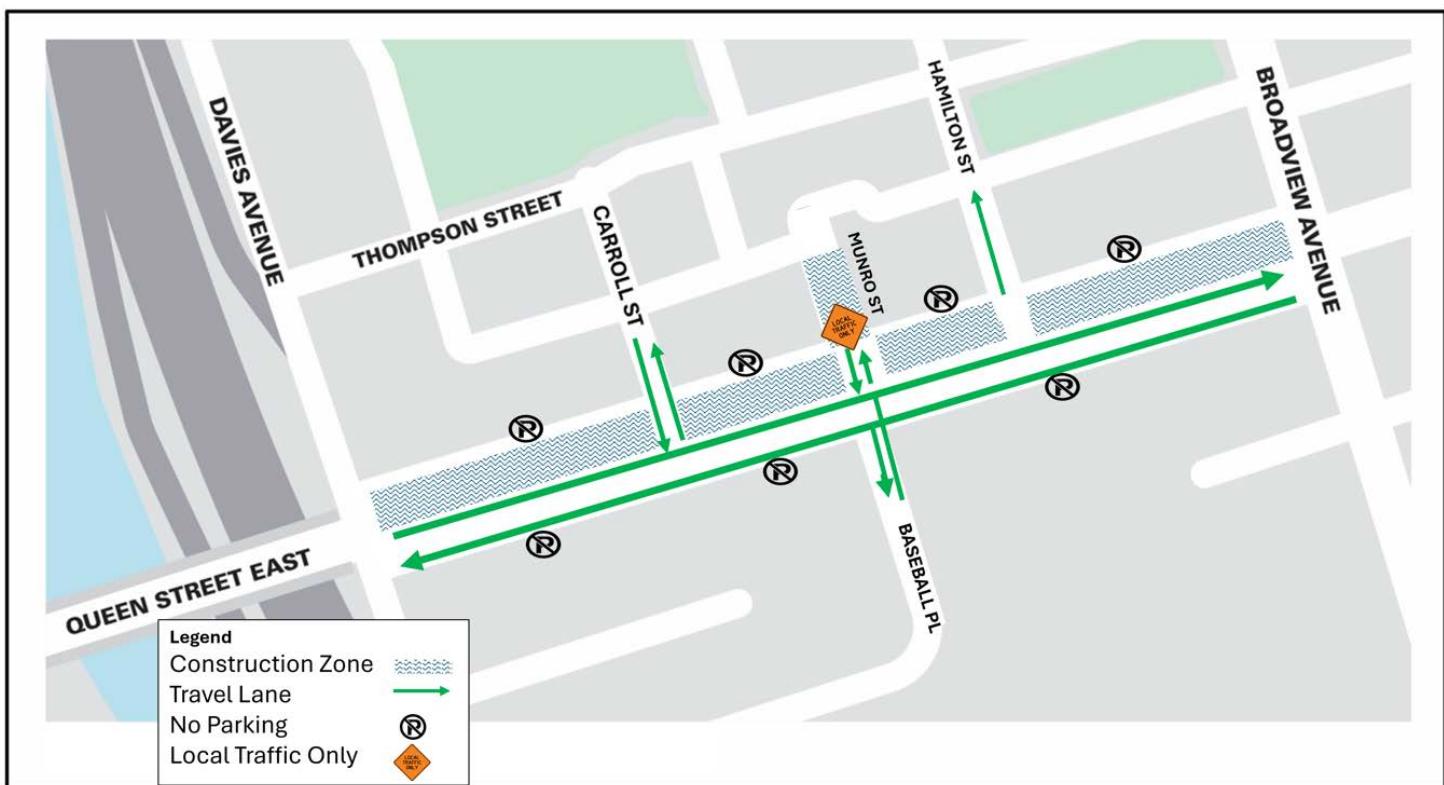
Phase / Timing / Location <i>* subject to change</i>	Travel Impacts <i>* subject to change</i>
Phase 1 – Early November 2025 to February 2026 Crews will replace the watermains that run along the north and south side of Queen Street East and on Munro Street.	<ul style="list-style-type: none">At a minimum, one travel lane will be maintained in each direction on Queen Street East between Broadview Avenue and Davies Avenue.Road closure will be required during watermain work on Munro Street. Only local traffic will be permitted.501/301 Queen streetcars will divert both ways via Broadview Avenue, Dundas Street East and Parliament Street. 503 Kingston Rd and 504 King buses will operate through this section of Queen Street East. See page 4.Temporary closures of sidewalks may be required. Pedestrian detours and signage will be in place.Access to businesses and properties will be maintained.
Phase 2 – Early March 2026 to end of April 2026 TTC crews will remove the existing streetcar track, install new streetcar track along Queen Street East and resurface the road from Broadview Avenue to Davies Avenue. After construction is completed, TTC crews will test the newly constructed tracks.	<ul style="list-style-type: none">One eastbound travel lane only from Broadview Avenue to Davies Avenue.501/301 Queen streetcars will continue to divert.TTC buses will only run eastbound through this section of Queen Street East. Westbound buses will divert. See page 4.Temporary sidewalk closures may be required. Pedestrian detours and signage will be in place.Access to businesses and properties will be maintained.

MAP OF WORK AREA

Phase 1 – Watermain replacement (south side)



Phase 1 – Watermain replacement (north side)



A map of Phase 2 will be provided through a future Construction Update notice and email updates.

WHAT TO EXPECT DURING CONSTRUCTION

- You may experience dust, noise and other inconveniences. The City will make efforts to reduce the impacts. We appreciate your patience.
- The City will not be responsible for damage to any privately owned items on City property.

	Work Hours: Work on this project will take place 24 hours, 7 days a week. Excavation activities and heavy breaking will be carried out at various times throughout the day. All concrete breaking activities will occur between 8 a.m. and 10 p.m. Concrete breaking work is the most disruptive and will typically last the first 1-2 days for each phase of the construction. In Phase 2, around-the-clock work during rail installation by TTC is required to preserve the integrity and quality of new rail and concrete. Overnight rail work by TTC may consist of moving new rail into position, rail installation and rail welding / grinding.
	Access to Your Property: The City-hired contractor may need access to the interior and exterior of your property to complete a pre-construction condition survey. Affected properties will receive a request to schedule a time to complete the pre-construction condition survey. Although participation is voluntary, the pre-construction survey results may be useful to confirm claims for potential damage caused by City construction.
	Water Service Disruptions: From time-to-time, the water supply to your property will be shut-off to complete construction; the contractor will provide notice at least 24-hours in advance. Throughout the work, it is recommended that you temporarily disconnect any water treatment systems (i.e. softeners or filters), water-cooled air conditioners or similar plumbing fixtures. Automatic lawn sprinkler systems may also be affected, therefore, you may need to water manually. In the event you did not receive advance notice, the City may have needed to use an emergency water shut off to complete work.
	Road and Sidewalk Access: In order to complete the work in a safe manner, there will be road and sidewalk restrictions within the construction work area. Access to businesses will be maintained.
	Driveway Access: The contractor will notify you of any temporary restrictions to your driveway access. If your property has two entrances, one entrance will be kept open at all times. Access for emergency vehicles will be maintained at all times. Laneways: Laneways and driveways that serve businesses in the area will remain accessible for deliveries or service.
	Traffic Management: Motorists are reminded to abide by traffic/construction signs posted in local areas to ensure the safe travel of all local road users, pedestrians and cyclists. Efforts will be made to manage traffic and closures in the area for the safety of workers, road users and residents. Road users should expect delays and increased traffic on nearby main and side streets during this work.
	Parking: This project will affect on-street parking. Parking in the active work zone is not permitted as space is needed for construction equipment and materials. If your parked vehicle affects construction work, it will be relocated with no charge to the owner. Please call 416-808-2222 for its location.
	Parking Violation Notices: <u>Please ensure you park in a legal parking spot at all times.</u> If parking enforcement is called to a street, officers must issue a yellow parking violation notice (ticket) to vehicles in violation of parking by-laws. If you receive a yellow notice during this construction work, please do one of the following within 15 days of the notice date in order to avoid additional fines or records being kept of non-payment: <ol style="list-style-type: none"> 1. Pay the parking violation (follow instructions on the back of the notice) or 2. File a Parking Violation Dispute with the City online, by mail, or in person (follow instructions on the back of the notice). As part of the dispute process, you may include the construction notice and/or other documentation related to parking impacts resulting from construction. If you do not have a copy of the Construction Notice, contact 311 to request a copy. Please note: Violation notices cannot be cancelled if vehicles are parked in illegal parking spots (i.e. in front of a fire hydrant or in No Parking zones). In an effort to reduce ticketing due to construction, please exercise patience with neighbours who are experiencing construction impacts and may need to temporarily park on your street.
	Transit diversions will be in effect for each construction phase. Phase 1 – Watermain work: <ul style="list-style-type: none"> • 501/301 Queen streetcars will divert both ways via Broadview Avenue, Dundas Street East, and Parliament Street.

- 504B/304B King streetcars will operate as far east as Distillery Loop.
- 503 Kingston Rd replacement buses will operate through the work area via Queen Street and Parliament Street. The entire route will run between Bingham Loop and the King Street and Joe Shuster Way area.
- 504 King replacement buses will be introduced and will operate through the work area, between Broadview Station and King/Parliament.

Phase 2 –Track work:

- 501/301 Queen streetcars will continue to divert via Broadview Avenue, Dundas Street East, and Parliament Street.
- 504B/304B King streetcars will continue to operate as far east as Distillery Loop.
- 503 503 Kingston Rd and 504 King replacement buses will operate eastbound only through the work area
- Westbound buses will divert via Broadview Avenue, Dundas Street and River Street.

Wheel-Trans service will be maintained throughout construction.

Transit diversions are subject to change. Further details will be shared on ttc.ca/queeneast and <https://www.ttc.ca/service-advisories/>

	Accessible Accommodation: The City's contractor must ensure safe and accessible walkways and entryways are maintained for everyone during construction. Any temporary access disruptions will be communicated as soon as possible. If you experience a disruption, have a specific access need or related accommodation request, please contact us at the information below.
	Deliveries: Businesses may want to consider adjusting delivery times as a result of the lane restrictions during this project.
	Businesses: Will be open throughout construction. All are welcome!
	Garbage & Recycling: Please follow your normal routine. If required, the contractor will move bins to an appropriate location and return them. <u>Please ensure that you label your bins with your address.</u>

MORE INFORMATION:

If you have questions about this construction project, please contact staff listed below.

City of Toronto	Nathalie Forde, 416-392-3556, Queeneastconstruction@toronto.ca
TTC Community Liaison	Mae Lee, 647-457-3286, QueenStreetTrackRenewal@ttc.ca
General inquiries	311
Deaf, Hearing impaired & Hard of Hearing	Telecommunications Relay Service (TRS) – Dial 711 (24/7)
Website	ttc.ca/queeneast

Thank you for your patience. Building a great city takes time. Better infrastructure for all of us is worth the wait.