

## **Construction Staging Area – 227 Gerrard Street East**

**Date:** September 9, 2024

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

**From:** Director, Traffic 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.

Laughlin Solutions Incorporated is constructing a 7-storey condominium at 227 Gerrard Street East. The site is bounded by Gerrard Street to the north, Ontario Street to the east, Hagan Lane to the south and Seaton Street to the west.

Transportation Services is requesting authorization to temporarily close a portion of the southbound curb lane and the west sidewalk on Ontario Street for a period of eight months, from September 26, 2024 to April 30, 2025, in order to enable construction of the above mentioned development. Pedestrians will be redirected into a 2.1 metre covered and protected walkway within the closed portion of the southbound lane on the west side of Ontario Street.

### **RECOMMENDATIONS**

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The Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council authorize the closure of the west boulevard allowance including the closure of the sidewalk with a provision of 2.1m walkway of the southbound curb lane on Ontario Street, between Gerrard Street East and a point 42.5 metres south, from September 26, 2024 to April 30, 2025, inclusive.
2. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday on the west side of Ontario Street, between Gerrard Street East and a point 47.5metres south.

3. Toronto and East York Community Council rescind the existing permit parking on the even side of Ontario Street, between Gerrard Street East and a point 47.5 metres south, from 12:01 a.m. to 7:00 a.m., at all times.
4. Toronto and East York Community Council rescind the existing parking prohibition at all times on the east side of Ontario Street, between Gerrard Street East and a point 47.5 metres south.
5. Toronto and East York Community Council prohibit stopping at all times on the west side of Ontario Street, between Gerrard Street East and a point 47.5 metres south.
6. Toronto and East York Community Council prohibit stopping at all times on the east side of Ontario Street, between Gerrard Street East and a point 42.5 metres south.
7. 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.
8. 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).
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. 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.

16. 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.

17. Toronto and East York Community Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.

18. Toronto and East York Community Council direct that Ontario Street be returned to its pre-construction traffic and parking regulations when the project is complete.

19. 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.

20. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. Laughlin Solutions Incorporated 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 closures on Ontario Street these fees will be approximately \$75,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on July 23, 2018 adopted Item CC44.20 entitled "227 Gerrard Street East, Zoning By-law Amendment Application - Request for Direction regarding Local Planning Appeal Tribunal Appeal"  
[Agenda Item History - 2018.CC44.20 \(toronto.ca\)](#)

Toronto and East York Community Council, at its meeting on April 4, 2017 adopted Item TE23.64 entitled "227 Gerrard Street East - Zoning Amendment Application - Preliminary Report"  
[Agenda Item History - 2017.TE23.64 \(toronto.ca\)](#)

## COMMENTS

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### The Development and Timeline

Laughlin Solutions Incorporated is constructing a 7-storey condominium at 227 Gerrard Street East. The site is bounded by Gerrard Street East to the north, Ontario Street to the east, Hagan Lane to the south, and Seaton Street to the west.

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

- Below grade formwork: from July 2024 to January 2025;
- Above grade formwork: from July 2025 to November 2025;
- Building envelope phase: from November 2025 to April 2026; and
- Interior finishes stage: from December 2025 to December 2026.

### Existing Conditions

Ontario Street is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates one-way traffic on a pavement width of approximately 7 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

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

#### East side

- No parking anytime

#### West side

- Maximum one-hour parking from 8:00 a.m. to 6:00 p.m., Monday to Friday
- Permit parking from 12:01 a.m. to 7:00 a.m., daily

### 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 entire site will be excavated lot line to lot line on all four sides to a depth of 8.5 metres. Various options were explored by the developer to set up construction staging operations for the development within the Construction Staging Area - 227 Gerrard Street East

development site. The option to utilize the site for construction staging purposes was not feasible due to limited availability of space to accommodate all construction staging operations, such as delivery of construction materials (concrete and steel rebar), and storage of materials and equipment. It should also be noted that the developer explored the option of converting a section of Ontario Street, from Gerrard Street East to south end of the site, to two-way traffic operations, in order to allow heavy vehicles to egress from the site to Gerrard Street East. However, with the staging area in place, the remaining road width (4.5 metres) was too narrow to accommodate two-way traffic. Furthermore, the developer also considered staging construction activities on the east side of Seaton Street, however, the existing utility infrastructure on the boulevard cannot be relocated, therefore this option was not feasible.

Subject to approval, construction staging operations on Ontario Street will take place within the west boulevard allowance and the southbound curb lane, fronting the site. Pedestrians will be redirected into a protected 2.1 metre wide covered walkway within the closed portion of the southbound lane. In addition, the remaining road width of 4.5 metres is sufficient to maintain one-way southbound vehicular traffic on the roadway.

The construction staging area results in the temporary loss of two permit parking spaces on the west side of Ontario Street. Based on a review of the permit parking inventory for Area 7A, 422 permits have been issued with 89 parking spaces currently available. Therefore, the removal of two permit parking spaces will not adversely impact permit holders.

A 2.1 metre covered and protected walkway has been established on the east side of Seaton Street and the south side of Gerrard Street East.

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

This development site is within the Construction Hub Coordination Pilot program and has been reviewed by staff to ensure compliance with the pilot program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Five-Year Major Capital Works Program indicates that watermain replacement by Toronto Water is planned in the vicinity of the staging area, to begin in 2025. The construction staging area on Ontario Street is expected to conflict with the City's capital works project. The developer was informed that the covered walkway and staging area on Ontario Street will need to be removed by April 30, 2025 to accommodate the City's planned activities. Failure of the developer to remove the staging area by April 30, 2025 may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Ontario Street for periods of less than 30 consecutive days over the 8-month life of the project in order to complete construction.

These permits would often contain time of day restrictions to ensure there is no road occupation during peak periods. Based on the nature of this type of construction activity, there are potential risks to the City in not allowing the staging area permit to proceed such as:

- During crane hoisting activities for a project of this scale, in considering Health and Safety regulations, the Police Act and the Highway Traffic Act give Toronto Police Service officers the discretionary authority to close all lanes of a public highway during the hoist, taking into account wind conditions, as well as both the size and nature of the load.
- Once the pouring of concrete for a structural slab or member is commenced (like a building foundation or floor), it cannot be stopped for any reason (including the commencement of a rush hour restriction) until it is completed in order to maintain its structural integrity.
- This would mean that on any given day during the construction activity, instead of having a single lane occupied 24/7 so that all hoisting would take place within the site, behind the construction hoarding, where the remaining adjacent lanes of traffic operate in a free-flow condition, all lanes of traffic may be held by the paid-duty officer on-site during the hoisting activity, including morning and afternoon peak periods at their sole discretion.
- When the constructor/developer requests the use of adjacent public highway to expand the size of their construction footprint, and bring vehicles into the site, they are also attempting to address their obligations as a constructor/employer under Ontario Regulation 213/91 "Construction Projects" pursuant to the Occupational Health and Safety Act.

The Ward Councillor has been advised of the recommendations in this report.

## **CONTACT**

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Nathan Sham, Manager, Work Zone Coordination and Mitigation, Transportation Services, (416) 338-5397, [Nathan.Sham@toronto.ca](mailto:Nathan.Sham@toronto.ca).

## **SIGNATURE**

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Roger Browne, M.A.Sc., P. Eng.  
Director, Traffic Management, Transportation Services

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 227 Gerrard Street East

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