

## **Construction Staging Area – 26 Gilder Drive**

**Date:** January 31, 2025

**To:** Scarborough Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 21, Scarborough 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.

The Rose Corporation is constructing a 27-storey residential building at 26 Gilder Drive. The site is located on the north side of Gilder Drive, approximately 150 metres east of Midland Avenue.

Transportation Services is requesting authorization to temporarily close a portion of the westbound curb lane and the north sidewalk on Gilder Drive, fronting the site, for a period of 17 months, from February 27, 2025, to June 30, 2026, to enable construction staging operations for the development.

Pedestrians will be redirected into a 1.5 metre covered and protected walkway within the closed portion of the westbound lane on the north side of Gilder Drive.

### **RECOMMENDATIONS**

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

1. Scarborough Community Council authorize the closure of the north sidewalk and a 1.9 metre wide portion of the westbound curb lane on Gilder Drive, between a point 95 metres east of Midland Avenue and a point 200 metres further east with a provision of a temporary pedestrian walkway within the closed portion of the westbound curb lane, from February 27, 2025 to June 30, 2026, inclusive.
2. Scarborough Community Council rescind the existing parking prohibition at all times on the north side of Gilder Drive, between a point 112 metres east of Midland Avenue and a point 47 metres further east.

3. Scarborough Community Council rescind the existing parking prohibition at all times on the south side of Gilder Drive, between a point 95 metres east of Midland Avenue and a point 200 metres further east.
4. Scarborough Community Council prohibit stopping at all times on both sides of Gilder Drive, between a point 95 metres east of Midland Avenue and a point 200 metres further east.
5. Scarborough 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 and to be cleared of any construction debris and made safe.
6. Scarborough 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. Scarborough 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. Scarborough 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. Scarborough 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. Scarborough 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. Scarborough 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. Scarborough Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
13. Scarborough 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.

14. Scarborough 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.

15. Scarborough Community Council direct that the occupation permit for construction staging on Gilder Drive be conditional, subject to there being no conflicts with Metrolinx transit project construction.

16. Scarborough Community Council direct that Gilder Drive be returned to its pre-construction traffic and parking regulations when the project is complete.

## **FINANCIAL IMPACT**

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There is no financial impact to the City. The Rose 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 closures on Gilder Drive these fees will be approximately \$70,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on July 19, 20, 21 and 22, 2022 adopted Item SC33.5 entitled "30 Gilder Drive - Zoning Amendment Application - Final Report". This item was considered by Scarborough Community Council on June 30, 2022.

[Agenda Item History - 2022.SC33.5](#)

## **COMMENTS**

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### **The Development and Timeline**

The Rose Corporation is constructing a 27-storey residential building with 341 units and one-level of underground parking at 26 Gilder Drive. The site is located on the north side of Gilder Drive, approximately 150 metres east of Midland Avenue. The site is bounded by Gilder Drive to the south, Glen Ravine Park to the north, and residential properties to the east and west side.

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

- Excavation and shoring: from January 2025 to May 2025;
- Below grade formwork: from April 2025 to July 2025;
- Above grade formwork: from July 2025 to July 2026;
- Building envelope phase: from October 2025 to January 2027; and
- Interior finishes stage: from November 2025 to August 2027.

## **Existing Conditions**

Gilder Drive is characterized by the following conditions:

- It is a two-lane, east-west, Local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres.
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- Parking is prohibited at all times on both sides of Gilder Drive within the subject section

## **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 five metres.

The developer has advised that, due to limited availability of space, all construction activities cannot be accommodated within the site. The building structure covers the majority of the property, which limits the available area for construction staging, maneuvering, storage of materials, and general access. The property is further constrained by the adjacent residential properties and Glen Ravine Park where there is no opportunity for temporary use of these lands. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Gilder Drive will be essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Gilder Drive will take place within the north boulevard allowance and the westbound curb lane, fronting the site. The north sidewalk and the westbound curb lane on Gilder Drive, between a point 95 metres east of Midland Avenue and a point 200 metres further east will be closed to accommodate construction staging operations for the development.

Pedestrian operations will be maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the westbound lane. With the construction staging area in place, two-way traffic operation will be maintained.

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

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Gilder Drive is not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that The Rose 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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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: Construction Staging Area - 26 Gilder Drive

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