

## **Construction Staging Area – 307 Sherbourne Street**

**Date:** September 2, 2025

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

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

**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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

Forum Asset Management is constructing an 18-storey student residence at 307 Sherbourne Street. The site is located on the southeast corner of Sherbourne Street and Gerrard Street East.

Transportation Services is requesting authorization to temporarily to close the east sidewalk and northbound cycle track on Sherbourne Street for a period of eight months, from October 15, 2025, to May 31, 2026, in order to enable construction staging operations for the development.

Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway within the closed portion of the northbound cycle track on the east side of Sherbourne Street. People cycling in the northbound cycle track be redirected into a 1.5 metre wide temporary bike lane. Pedestrian movements on the south side of Gerrard Street East will be maintained in a covered and protected walkway within the existing sidewalk.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the east sidewalk and easterly northbound designated cycle track on Sherbourne Street, between Gerrard Street East and a point 35 metres south, and a provision of a temporary pedestrian walkway within the closed portion of the designated cycle track and a temporary bike lane within a closed portion of the northbound traffic lane, from October 15, 2025 to May 31, 2026, inclusive.

2. City Council prohibit northbound left-turns, at all times, at the intersection of Sherbourne Street and Gerrard Street East.
3. City 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.
4. 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 permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
5. 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.
6. 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.
7. City 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.
8. 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.
9. 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 material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
10. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
11. 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.
12. 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.

13. City 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.

14. 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 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.

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

16. City Council direct that Sherbourne Street 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. Forum Asset Management 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 Sherbourne Street these fees will be approximately \$60,000.00.

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 closures on Sherbourne Street, these amount to approximately \$11,000.00.

## **DECISION HISTORY**

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City Council, at its meeting on December 17 and 18, 2024, adopted without amendments Item TE18.8 entitled "307 Sherbourne Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval". This item was considered by Toronto and East York Community Council on December 4, 2024 and adopted without amendment.

[Agenda Item History - 2024.TE18.8](#)

City Council, at its meeting on December 13, 14 and 15, 2023, adopted with amendments Item TE9.17 entitled "307 Sherbourne Street - Zoning By-law Amendment Application - Decision Report - Approval". This item was considered by Toronto and East York Community Council on November 15, 2023 and adopted without amendment.

[Agenda Item History - 2023.TE9.17](#)

City Council, at its meeting on October 2, 3 and 4, 2017, adopted with amendments Item TE26.30 entitled "307 Sherbourne Street - Official Plan Amendment, Zoning Amendment Applications - Request for Direction Report". This item was considered by

Toronto and East York Community Council on September 6, 2017 and adopted without amendment.

[Agenda Item History - 2017.TE26.30](#)

Toronto and East York Community Council, at its meeting on September 8, 2015, adopted without amendments Item TE10.63 entitled "307 Sherbourne Street - Zoning Amendment Application.

[Agenda Item History - 2015.TE10.63](#)

## COMMENTS

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### The Development and Timeline

Forum Asset Management is constructing an 18-storey student residence at 307 Sherbourne Street. The site is located on the southeast corner of Sherbourne Street and Gerrard Street East.

The major construction activities and associated timelines for the development are as follows:

- Excavation and shoring: from October 2024 to April 2025;
- Below grade formwork: from January 2025 to June 2025;
- Above grade formwork: from June 2025 to March 2026;
- Building envelope phase: from October 2025 to May 2026; and
- Interior finishes stage: from February 2026 to February 2027.

### Existing Conditions

Sherbourne Street is characterized by the following conditions:

- It is a two-lane, north-south, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The speed limit is 40 km/h
- TTC service is provided by the 75 Sherbourne bus
- There are sidewalks located on both sides of the street
- There are cycle tracks on both sides of the street
- Stopping is prohibited at all times on both sides of the street

### Proposed Construction Staging Areas

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 from lot line to lot line on all four sides to a depth of seven 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 most of the property, which limits the available area for construction staging, maneuvering, storage of materials and general access. Furthermore, alternative staging locations are not feasible due to the

surrounding land uses. Given the physical site constraints and the space required to maneuver construction vehicles, partial occupation of the right-of-way on Sherbourne Street is essential to set up construction staging operations for the development.

Subject to approval, the easterly northbound cycle track and sidewalk on the east side of Sherbourne Street, between Gerrard Street East and a point 35 metres south, will be closed to accommodate construction staging operations for the development.

Pedestrians will be directed to a protected 1.8 metre covered walkway within the closed cycle track. People cycling in the northbound cycle track will be redirected into a temporary 1.5 metre bike lane within the closed northbound traffic lane. In order to maintain a safe and continuous cycle path on the east side of Sherbourne St, the northbound traffic lanes will be reconfigured from one dedicated left turn lane and one through lane to a single northbound through lane. Advanced warning signage will be installed to inform motorists of the new turn prohibition. The displaced northbound left-turning traffic on Sherbourne Street at Gerrard Street East may turn left at the intersections to the north and south (Gerrard Street East and Dundas Street East, respectively).

With the proposed closure in place, Sherbourne Street, in the immediate vicinity of the site, will operate as one northbound and southbound lane, a westerly southbound cycle track, an easterly northbound bike lane and sidewalks on both sides of the roadway. Pedestrian movements on the south side of Gerrard Street East will be maintained in a covered and protected walkway within the existing sidewalk.

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

A review of the City's Major Capital Works Program indicates that major road reconstruction and watermain replacement are planned on Gerrard Street East, to begin in Fall 2025. The construction staging area on Sherbourne Street 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 Forum Asset Management 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: Proposed Construction Staging Area - 307 Sherbourne Street

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