



NOTICE OF MOTION

Gardiner Gateways East Project - Intersection and Underpass Improvements at Lower Jarvis, Lower Sherbourne, Lower Parliament and Cherry Streets

Moved by: Deputy Mayor Malik

Seconded by: Councillor Fletcher

SUMMARY:

The Under Gardiner Public Realm Plan was developed as a collaboration between the City and The Bentway and was approved by Toronto City Council in April 2024 (<https://secure.toronto.ca/council/agenda-item.do?item=2024.IE12.5>). The plan sets out a long-term vision for the 7km elevated Gardiner corridor, establishing new standards for safety, identity, amenity and ecology, and informing future planning of the public realm from Dufferin Street to the Don Valley Parkway.

The City is continuing its partnership with The Bentway to implement the Under Gardiner Public Realm Plan by working with BIAs, institutions, and businesses and landowners to advance the Under Gardiner Public Realm Plan, including the goal of removing barriers and making new connections along the elevated Gardiner corridor through public realm improvement projects. One of the strategies is to improve the 'north - south' experience of crossing through the underpass intersections using pedestrian lighting, enhanced wayfinding and additional placemaking features.

The Waterfront Business Improvement Area's Strategic Framework (2017) and 'Waterfront Reconnect' (2019) vision document, highlights the goal of improving 'north - south' connectivity through public realm improvements and ultimately achieving success in boosting business growth in the area.

The Old Town Business Improvement Area's 2024 Streetscape Transformation Strategy emphasizes the benefits of enhancing and accessibility for all ROW users and optimizing corridor operations through an incremental approach.

Building upon the success of recent intersection improvements at Dan Leckie Way/Lake Shore Boulevard West (2025) and Bathurst Street/Lake Shore Boulevard West (2026), this motion secures agreements and funding for Gardiner intersection improvements and rail corridor improvements at four locations, Lower Jarvis, Lower Sherbourne, Lower Parliament and Cherry streets ("**Gardiner Gateways East Project**"). This **Gardiner Gateways East Project** proposes to integrate improvements of both the under-Gardiner spaces and the Union Station Rail Corridor underpasses (teamways'). These teamway spaces act as an additional barrier to the waterfront beyond the Gardiner Expressway, and suffer from inadequate lighting, poor visibility, poor wayfinding and unfavourable conditions for pedestrians making their way to waterfront. The revitalization of these underpasses through improved lighting and wayfinding will increase North South connectivity in line with the goals of the Under-Gardiner Public Realm Plan and the public realm frameworks.

To achieve this goal, the City's Business Improvement Area Office, through its Capital Cost Share Streetscape Improvement Program, will collaborate with The Waterfront Business Improvement Area and Old Town Business Improvement Area, to engage The Bentway to pursue this **Gardiner Gateways East Project** for the intersections and underpasses located at Lower Jarvis and Lower Sherbourne streets. The Bentway would oversee design and construction of pedestrian lighting, on behalf of the City and the Business Improvement Areas, to be funded by the City's Capital Cost Share Program.

The City, through the City Planning Division, will further support this **Gardiner Gateways East Project** to include the four intersections and underpasses located at Lower Jarvis, Lower Sherbourne, Lower Parliament and Cherry, and proposes additional funding through Section 37 as recommended.

Based on past project precedents including Rees Street (2019), Simcoe Street (2023), York Street (2023), Dan Leckie Way (2025) and Bathurst Street (2026), the City's Business Improvement Area Office and City Planning support this initiative and integral role of The Bentway towards facilitating and managing this **Gardiner Gateways East Project** from design through to construction.

RECOMMENDATIONS:

1. City Council authorize the General Manager, Economic Development and Culture in consultation with the Chief Planner and Executive Director, City Planning, to negotiate and sign an Agreement with The Bentway Conservancy, Waterfront Business Improvement Area and Old Town Business Improvement Area, on terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor, for The Bentway to lead the design and construction of "new baseline" improvements, as described in 2024.IE12.5, including the teamways under the Union Station Rail Corridor East at Lower Jarvis Street and Lower Sherbourne Street and the intersections under the Gardiner Expressway at Lower Jarvis Street and Lower Sherbourne Street, to be funded through the Capital Cost Share Streetscape Improvement Program and the approved City Planning and Waterfront Secretariat capital budgets.
2. City Council authorize the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Economic Development and Culture to negotiate and sign, on behalf of the City, an Agreement with The Bentway Conservancy, on terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor for the Bentway to lead the design and construction of "new baseline" improvements at the intersections of Lower Parliament Street at Lake Shore Boulevard East and Cherry Street at Lake Shore Boulevard East, to be funded by the City Planning and the Waterfront Secretariat capital budget.
3. City Council amend Waterfront Revitalization's 2026-2035 Capital Budget and Plan to create a new capital sub-project known as Gardiner Gateways East Project with a total project cost of \$1,094,007.50 gross and \$0 net in 2027, funded by Section 37 community benefits obtained from the following developments:
 - a. \$300,798.70 from 31 Parliament Street (Source Account: XR3026-3701366),
 - b. \$168,614.84 from 55,60 Mill Street (390 Cherry) (Source Account: XR3026-3700337),
 - c. \$493,552.22 from 75 the Esplanade (Source Account: XR3026-3700975),
 - d. \$105,713.40 from East Bayfront – West Precinct: 130-132 Queens Quay E., 143-177 Lake Shore Boulevard E., & 26 Richardson St. (Source Account: XR3026-3700842),

- e. \$25,328.34 from 162 Queen's Quay East (Source Account: XR3026-3701299),
and
 - f. \$2,992.50 from 215 Lake Shore Boulevard East (Source Account: XR3026-
3701414)
- 4. City Council request Metrolinx to coordinate their ongoing improvements to the Union
Station Rail Corridor with any improvements generated as a result of this work.