

Construction Staging Area Time Extension – 26 Gilder Drive

Date: June 19, 2026

To: Scarborough Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 21, Scarborough Centre

SUMMARY

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

30 Gilder GP Inc. has undertaken the construction of 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.

By way of background, Scarborough Community Council, at its meeting on February 20, 2025, adopted Item SC20.8, and in doing so, authorized the temporary closure of a portion of the westbound curb lane and the north sidewalk on Gilder Drive, from February 27, 2025, to June 30, 2026, to enable construction staging operations for the development.

The developer has requested an extension of the duration of the construction staging area on Gilder Drive as the project has experienced schedule delays due to weather related impacts, which have affected formwork and window installation activities. Landscaping and sidewalk reinstatement work are also deferred.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Gilder Drive for an additional six months, from July 1, 2026 to December 31, 2026, to allow for the construction of the development to be completed.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services, recommends that:

1. Scarborough Community Council authorize the continuation of 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 July 1, 2026 to December 31, 2026, inclusive.
2. Scarborough Community Council direct the applicant to continue 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.
3. Scarborough Community Council direct the applicant to continue 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).
4. Scarborough Community Council direct the applicant to continue 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.
5. Scarborough Community Council direct the applicant to continue 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.
6. Scarborough Community Council direct the applicant to continue 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.
7. Scarborough Community Council direct the applicant to continue 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.
8. Scarborough Community Council direct the applicant to continue 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.
9. Scarborough Community Council direct the applicant to continue to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. Scarborough Community Council direct the applicant to continue 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.

11. Scarborough Community Council direct the applicant to continue 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.

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

13. Scarborough Community Council authorize the appropriate City officials to submit directly to the Scarborough Community Council at the appropriate time any necessary Bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to Scarborough Community Council's decision, and to reinstate traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) referred in Item SC20.8, once the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. 30 Gilder GP Inc. 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 Gilder Drive these fees will be approximately \$25,000.00.

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 closure on Gilder Drive, these fees will be approximately \$3,000.00.

DECISION HISTORY

Scarborough Community Council, at its meeting of February 20, 2025, adopted Item SC20.8, entitled "26 Gilder Drive - Construction Staging Area" without amendment, and in so doing, authorized a construction staging area on Gilder Drive from February 27, 2025 to June 30, 2026.

[Agenda Item History - 2025.SC20.8](#)

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

Status of the Development

30 Gilder GP Inc. has undertaken the construction of a 27-storey residential building at 26 Gilder Drive. 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.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the above grade formwork. The development is scheduled to be completed in August 2027, however, the construction staging area is only required until December 31, 2026. Additional major construction activities and associated timelines for the development are as follows:

- Excavation and shoring: from November 2024 to April 2025 (completed);
- Below grade formwork: from April 2025 to June 2025 (completed);
- Above grade formwork: from April 2024 to July 2026;
- Building envelope phase: from September 2025 to August 2026; and
- Interior finishes stage: from May 2025 to August 2027.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area until December 31, 2026, is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to 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 continue to be closed to accommodate construction staging operations for the development.

Pedestrian operations will continue to be maintained in a 1.5 metre wide covered and protected walkway within the closed portion of the westbound lane. Two-way traffic operations will continue to be maintained.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period.

A drawing of the proposed 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.

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

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Extension of Closure Duration - 26 Gilder Drive

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