

## **Construction Staging Area Time Extension - 227 Gerrard Street East**

**Date:** December 18, 2025

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

**From:** Director, Congestion and Network 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 has undertaken the construction of 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.

At its meeting of April 3, 2025, Toronto and East York Community Council authorized the continuation of the temporary closure of the west sidewalk and a portion of the southbound curb lane on Ontario Street, between Gerrard Street East and a point 42.5 metres south, from May 1, 2025 to November 30, 2025. By way of background, the developer indicated the development was scheduled to be completed in December 2026. However, due to a planned watermain replacement in the vicinity of the construction staging area, the occupation was only approved for a seven month period until November 30, 2025. Presently, the planned watermain project has been delayed to June 15, 2026.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Ontario Street for an additional six months, from January 14, 2026, to June 12, 2026. Subsequently, the developer will temporarily remove the construction staging area on Ontario Street to accommodate the watermain project. A future staff report is planned following the completion of the watermain replacement.

## RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of the west sidewalk and west side southbound curb lane on Ontario Street, between Gerrard Street East and a point 42.5 metres south and provision of a temporary pedestrian walkway within the closed portion of the southbound curb lane, from January 14, 2026 to June 12, 2026, inclusive.
2. Toronto and East York 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. Toronto and East York Community Council direct the applicant to continue to 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. Toronto and East York 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. Toronto and East York 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. Toronto and East York Community Council direct the applicant to continue to maintain appropriate signage and request the applicant to maintain converging mirrors to ensure that pedestrians, cyclists and motorists' safety is considered at all times.
7. Toronto and East York 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. Toronto and East York 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. Toronto and East York Community Council direct the applicant to continue to maintain cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
10. Toronto and East York 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. Toronto and East York Community Council direct the applicant to continue to include a minimum of 75 percent of advertisement surface area on the construction hoarding which is to be allocated to artwork with adequate spotlighting at their sole cost; design is to be reviewed and approved by the local Ward Councillor.
12. 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.
13. Toronto and East York Community Council direct the applicant to continue 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.
14. Toronto and East York Community Council direct the applicant to continue to provide monthly community meetings, to discuss any concerns raised by the community.
15. Toronto and East York Community Council direct the applicant to continue to create a publicly accessible website with regular construction updates and post the website address on the construction site hoarding, which must be prominently place and legible from 20 metres and on all elevations from the construction site.
16. Toronto and East York Community Council direct the applicant to continue to mitigate light pollution by installing a shield/barrier on any lighting standards in close proximity to adjacent residential properties such as cranes.
17. Toronto and East York Community Council direct the applicant to continue to establish a Construction Management Working Group that meets monthly and invite local stakeholders including Municipal Licensing and Standards, Toronto Buildings, adjacent neighbours, local resident groups, local Business Improvement Areas and local school administration.
18. Toronto and East York Community Council direct the applicant to continue to email monthly construction progress reports to the local Councillor, local residents' association and the Business Improvement Area Board of Management.

## 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 \$525,000.00.

In addition to the street occupation fees, 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 Ontario Street, these fees will be approximately \$1,000.00.

## DECISION HISTORY

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At its meeting of April 3, 2025, Toronto and East York Community Council adopted Item TE21.27, entitled "227 Gerrard Street East - Construction Staging Area Time Extension" without amendment, and in so doing, authorized a construction staging area on Ontario Street from May 1, 2025 to November 30, 2025.

[Agenda Item History - 2025.TE21.27](#)

At its meeting of September 25, 2024, Toronto and East York Community Council adopted Item TE16.25, entitled "227 Gerrard Street East - Construction Staging Area" with amendments, and in so doing, authorized a construction staging area on Ontario Street from September 26, 2024 to April 30, 2025.

[Agenda Item History - 2024.TE16.25](#)

At its meeting of July 23, 2018, City Council, adopted Item CC44.20 entitled "227 Gerrard Street East, Zoning By-law Amendment Application - Request for Direction regarding Local Planning Appeal Tribunal".

[Agenda Item History - 2018.CC44.20 \(toronto.ca\)](#)

At its meeting of April 4, 2017, Toronto and East York Community Council, 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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### Status of the Development

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.

Based on the information provided by the developer and at the time of this report, the developer is currently working on the building envelope phase and interior finishes stage. The development is scheduled to be completed in October 2026, however, the construction staging area is required only until September 30, 2026. Additional major construction activities and associated timelines for the development are as follows:

- Building envelope phase: from July 2025 to August 2026; and
- Interior finishes stage: from September 2025 to October 2026.

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 September 30, 2026 is essential to complete the development.

### **Construction Staging Area**

Construction staging operations will continue to take place within the existing boulevard allowance and the southbound curb lane on the west side of Ontario Street, fronting the site. The west sidewalk and a portion of the southbound curb lane on Ontario Street, between Gerrard Street East and a point 42.5 metres south, will continue to be closed to accommodate construction staging operations of the development.

Pedestrian movements on the west side of Ontario Street continue to be maintained in a 2.1 metre-wide covered and protected walkway within the closed portion of the existing lane on the west side of Ontario Street, on the east side of Seaton Street, and the south side of Gerrard Street East. One-way southbound traffic movement will continue to be maintained on Ontario Street.

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 construction staging area is shown in Attachment 1.

A review of the City's Major Capital Works Program indicates that watermain replacement by Toronto Water is planned in the vicinity of the staging area, to begin in 2026. 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 June 12, 2026 to accommodate the City's planned activities. Failure of the developer to remove the staging area by June 12, 2026 may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Extension of Closure Duration - 227 Gerrard Street East

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