

## **Construction Staging Area – 294-300 Sherbourne Street**

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

Reliance Construction Toronto is constructing a 21-storey student residence at 294-300 Sherbourne Street. The site is located on the west side of Sherbourne Street, south of Gerrard Street East.

Transportation Services is requesting authorization to temporarily close the west sidewalk and the westerly southbound cycle track on Sherbourne Street for a period of 18 months, from February 5, 2026 to July 31, 2027, in order to enable construction staging operations for the development.

Pedestrians will be redirected into a 2.1 metre wide covered and protected walkway within the closed portion of the southbound cycle track on the west side of Sherbourne Street. People cycling in the southbound cycle track will be required to merge into the southbound traffic lane.

### **RECOMMENDATIONS**

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

1. City Council authorize the closure of the west sidewalk and westerly southbound designated cycle track on Sherbourne Street, between a point 54 metres south of Gerrard Street East and a point 65 metres further south, and a provision of a temporary pedestrian walkway within the closed portion of the designated cycle track, from February 5, 2026 to July 31, 2027 inclusive.

2. City Council authorize the closure of a 0.5 metre wide portion of the eastbound lane on Glenholme Place, between Sherbourne Street and a point 6 metres west, from February 5, 2026 to July 31, 2027 inclusive.
3. City Council authorize the closure of a 2 metre wide portion of the eastbound lane on Glenholme Place, between a point 6 metres west of Sherbourne Street and a point 11 metres further west, from February 5, 2026 to July 31, 2027 inclusive.
4. City Council authorize the closure of a 0.5 metre wide portion of the eastbound lane on Glenholme Place, between a point 17 metres west of Sherbourne Street and a point 31 metres further west, from February 5, 2026 to July 31, 2027 inclusive.
5. City Council rescind the existing maximum 15 minute parking regulation in effect at all times on the west side of Sherbourne Street, between a point 72.4 metres south of Gerrard Street East and a point 11 metres further south.
6. City Council prohibit stopping at all times on the west side of Sherbourne Street, between a point 72.5 metres south of Gerrard Street and a point 11 metres further south.
7. 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.
8. 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).
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

15. 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.

16. 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.

17. City Council direct the applicant, in consultation with Transportation Services, to install appropriate signage to inform drivers and cyclists of any changes to the bicycle lanes.

18. 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.

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

20. 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. Reliance Construction Toronto 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 Sherbourne Street and Glenholme Place these fees will be approximately \$800,000.00.

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 closures on Sherbourne Street and Glenholme Place, these amount to approximately \$100,000.00.

## DECISION HISTORY

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City Council, at its meeting on July 19 and 20, 2023, adopted with amendments Item CC8.13 entitled "294-300 Sherbourne Street - Ontario Land Tribunal Hearing - Request for Directions".

[Agenda Item History - 2023.CC8.13](#)

Toronto Preservation Board, at its meeting on July 13, 2023, adopted without amendment Item PB8.77 entitled "294-298 and 300 Sherbourne Street - Construction of a Building and Alterations to a Designated Heritage Property within the Garden District Heritage Conservation District".

[Agenda Item History - 2023.PB8.7](#)

## COMMENTS

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### The Development and Timeline

Reliance Construction Toronto is constructing a 21-storey student residence at 294-300 Sherbourne Street. The site is located on the west side of Sherbourne Street, between Gerrard Street East and Dundas Street East.

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

- Demolition: from October 2024 to January 2025 (completed);
- Excavation and shoring: from May 2025 to July 2025 (completed);
- Below grade formwork: from July 2025 to November 2025 (completed);
- Above grade formwork: from November 2025 to July 2026;
- Building envelope phase: from March 2026 to August 2026; and
- Interior finishes stage: from March 2026 to June 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 four 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 and Glenholme Place is essential to set up construction staging operations for the development.

Subject to approval, the westerly southbound cycle track and west sidewalk of Sherbourne Street, between a point 54 metres south of Gerrard Street East and a point 65 metres further south, will be closed to accommodate construction staging operations for the development. Pedestrians will be directed to a protected 2.1 metre covered walkway within the closed cycle track. With the construction staging area and temporary walkway in place, there is insufficient space to maintain the westerly southbound cycle track. As a result, people cycling in the southbound direction must merge into the southbound traffic lane. Leading up to the cycle track closure, advanced warning signage will be installed to inform both cyclists and motorists of the new changes. One northbound and one southbound traffic lane will continue to be maintained.

Also, subject to approval, a 0.5 metre wide portion of the eastbound lane on Glenholme Place will be closed to accommodate hoarding to support the heritage retention system.

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 Spring 2026. The construction staging area on Sherbourne Street is not expected to conflict with the City's capital works project.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Reliance Construction Toronto 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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**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: Proposed Construction Staging Area - 294-300 Sherbourne Street

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