

Construction Staging Area Time Extension – 307 Sherbourne Street

Date: May 11, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

As Sherbourne Street is classified as a minor arterial street, City Council approval of this report is required.

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

By way of background, Item TE25.37 authorized the temporary closure of the east sidewalk and the easterly northbound cycle track on Sherbourne Street, between Gerrard Street East and a point 35 metres south, from October 15, 2025 to May 31, 2026. The original requested end date was February 28, 2027. However, a watermain replacement project was planned in the vicinity of the development, thus only an eight month period was granted. Presently, the planned watermain project has been delayed to March 2027.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Sherbourne Street for an additional eight months, from June 25, 2026 to January 31, 2027, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continuation of 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 June 25, 2026 to January 31, 2027, inclusive.

2. City 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. City 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. City 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. City 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. City 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. City 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. City 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 material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

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

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

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

15. City Council authorize the appropriate City officials to submit directly to City Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council's direction, and to reinstate the traffic and parking regulations to what they were immediately prior to the City Council decision on Item TE25.37 from the General Manager, Transportation Services once the project is complete.

16. City Council direct that Sherbourne be returned to its pre-construction 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) when the project is complete.

FINANCIAL IMPACT

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 \$52,000.00.

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 \$14,700.00.

DECISION HISTORY

City Council, at its meeting on October 8 and 9, 2025, adopted without amendments Item TE25.37 entitled "307 Sherbourne Street - Construction Staging Area". This item was considered by Toronto and East York Community Council on September 18, 2025 and adopted without amendments.

[Agenda Item History - 2025.TE25.37](#)

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

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.

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. The development is scheduled to be completed in April 2027, however, the construction staging area is only required until January 31, 2027. The remaining construction activities and associated timelines for the development are as follows:

- 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.

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 January 31, 2027 is essential to complete the development.

Construction Staging Area

Construction staging operations will continue to take place within the existing easterly northbound cycle track and sidewalk on the east side of Sherbourne Street. The east sidewalk and the northbound cycle track on Sherbourne St, between Gerrard Street East and a point 35 metres south, will continue to be closed to accommodate construction staging operations for the development.

Pedestrian operations on the east side of Sherbourne Street will continue to be maintained in a 1.8 metre wide covered and protected walkway within the closed cycle track. People cycling in the northbound cycle track will continue to be redirected into a temporary 1.5 metre wide bicycle lane within the closed northbound traffic lane.

In the immediate vicinity of the site, Sherbourne Street will continue to 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 continue to be maintained in a covered and protected walkway within the existing sidewalk.

A drawing of the 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 March 2027. The construction staging area on Sherbourne Street is not expected to conflict with the City's capital works projects. The developer was informed that the covered walkway and staging area on Sherbourne Street and on Gerrard Street East will need to be removed by January 31, 2027 to accommodate the City's planned activities. Failure of the developer to remove the staging area by January 31, 2027 may result in the developer being responsible to cover any cost penalties incurred by the City as a result.

FIFA Coordination and Traffic Mitigation

The City of Toronto is hosting the FIFA World Cup in the summer of 2026. In consultation with the developer, impacts from the construction staging operations were evaluated and the following mitigation measures are planned for during the game dates scheduled between May 1, 2026 and July 31, 2026:

- All construction deliveries (trucks with no more than two axels) will be restricted to the off-peak time periods during the game days.

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 - 307 Sherbourne Street

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