

Construction Staging Area – 325 Gerrard Street East

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

Deltera Inc. is constructing a 26-storey mixed use building at 325 Gerrard Street East. The site is located on the southeast corner of Gerrard Street East and Dreamers Way.

Transportation Services is requesting authorization to temporarily close a portion of the east side southbound curb lane and the east sidewalk on Dreamers Way for a period of 39 months, from July 10, 2026 to September 30, 2029, in order to facilitate construction staging operations for the development.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and a 1.9 metre wide portion of the east side southbound curb lane on Dreamers Way, between Gerrard Street East and a point 82.5 metres south, from July 10, 2026, to September 30, 2029, inclusive.
2. City Council rescind the existing standing prohibition at all times on the east side of Dreamers Way, between Gerrard Street East and a point 82.5 metres south.
3. City Council prohibit stopping at all times on both sides of Dreamers Way, between Gerrard Street East and a point 82.5 metres south.
4. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Gerrard Street

East, between a point 84 metres east of Dreamers Way and a point 18.5 metres further east.

5. City Council prohibit stopping at all times on the south side of Gerrard Street East, between a point 84 metres east of Dreamers Way and a point 18.5 metres further east.

6. 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.

7. 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).

8. 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.

9. 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.

10. 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.

11. 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.

12. 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 large-scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

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

14. 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.

15. 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.

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

17. 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; more specifically, Transportation Services on-street bikeway pavement markings (2026), major road resurfacing (2028-2029), local geometric safety improvements (2028-2029), Toronto Water watermain replacement and sewer rehabilitation (2029), and Toronto Transit Commission electrical work (2027) and track replacement (2029).

18. City Council authorize the appropriate City officials to submit directly to the 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 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 recommendations 2, 3, 4 and 5, once the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Deltera 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 Dreamers Way these fees will be approximately \$250,000.00.

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 Dreamers Way, these fees will be approximately \$10,000.00.

DECISION HISTORY

City Council, at its meeting on December 17 and 18, 2024 adopted Item TE18.7 entitled "325 Gerrard Street East (Regent Park Phases 4 and 5) - City-Initiated Zoning By-law Amendment - Decision Report - Approval" without amendments. This item was considered by Toronto and East York Community Council on December 4, 2024 and was adopted without amendment.

[Agenda Item History - 2024.TE18.7](#)

City Council, at its meeting on December 13, 14 and 15, 2023 adopted Item MM13.22 entitled "Amendment to By-law 438-86 Regarding 325 Gerrard Street East (Regent Park Phases 4 and 5) - by Councillor Chris Moise, seconded by Councillor Paula Fletcher" without amendments.

[Agenda Item History - 2023.MM13.22](#)

City Council, at its meeting on July 19 and 20, 2023 adopted Item TE6.21 entitled "325 Gerrard Street East (Regent Park Phases 4 and 5) - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Approval" with amendments. This item was considered by Toronto and East York Community Council on June 22 and 23, 2023 and was adopted without amendment.

[Agenda Item History - 2023.TE6.21](#)

Toronto and East York Community Council, at its meeting on June 29 and 30, 2022 adopted Item TE34.99 entitled "325 Gerrard Street East (Regent Park Phases 4 and 5) - Zoning Amendment and Rental Housing Demolition Applications - Preliminary Report" without amendments.

[Agenda Item History - 2022.TE34.99](#)

City Council, at its meeting on March 20, 2014 adopted Item TE30.10 entitled "Final Report - 325 Gerrard Street East - Official Plan Amendment and Zoning Amendment, Residential Demolition Control Applications (Phases 3-5)" without amendments. This item was considered by Toronto and East York Community Council on February 25, 2014 and was adopted with amendments.

[Agenda Item History - 2014.TE30.10](#)

COMMENTS

The Development and Timeline

Deltera Inc. is constructing a 26-storey mixed use building at 325 Gerrard Street East. The site is located on the southeast corner of Gerrard Street East and Dreamers Way.

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

- Demolition: Completed;
- Excavation and shoring: from January 2026 to June 2026;
- Below grade formwork: from May 2026 to September 2026;
- Above grade formwork: from July 2026 to July 2027;
- Building envelope phase: from January 2027 to April 2028; and
- Interior finishes stage: from May 2027 to September 2029.

Existing Conditions

Dreamers Way is characterized by the following conditions:

- It is a two-lane, north-south local roadway
- It operates one-way traffic on a pavement width of approximately 6.5 metres
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street

- Standing is prohibited at all times on the east side

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 six 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 Dreamers Way is essential to set up construction staging operations for the development.

Subject to approval, construction staging operations on Dreamers Way will take place within the existing boulevard allowance and the southbound curb lane on the east side of Dreamers Way, fronting the site. The east sidewalk and east side southbound curb lane on Dreamers Way, between Gerrard Street East and a point 82.5 metres south will be closed to accommodate construction staging operations for the development. Pedestrian movements on the east sidewalk will be restricted. Advance warning signage will be installed ahead of the sidewalk closure to direct pedestrians to cross to the opposite side. With the construction staging area in place, one-way southbound traffic operation will be maintained. A total of three on-street parking spaces on the south side of Gerrard Street East will be removed.

Pedestrians on the south side of Gerrard Street East will be redirected into a 2.1 metre wide covered and protected walkway within the existing sidewalk.

A drawing of the proposed construction staging area is shown in Attachment 1.

A review of the City's Major Capital Works Program indicates the following capital works projects planned on Gerrard Street East in the vicinity of the site: on-street bikeway paving markings (2026), major road resurfacing (2028-2029), local geometric safety improvements of pedestrian infrastructure (2028-2029), and on-street bikeway construction (2028-2029). Watermain replacement and sewer rehabilitation by Toronto Water are planned on Gerrard Street East, to begin in 2028 and the Toronto Transit Commission has track replacement work planned on Gerrard Street East starting in 2029. The construction gate on Gerrard Street East is not expected to conflict with the City's capital works projects. The developer was informed that should the covered walkway or the construction gate on the south side of Gerrard Street East conflict with the City's capital works project, then the staging area may need to be temporarily removed or modified to accommodate the City's planned activities. Failure of the developer to remove the staging area 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 axles) will be restricted to the off-peak time periods during the game days.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Deltera Inc. 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

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 325 Gerrard Street East

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