

Proposed Traffic and Parking Amendments - 227 Gerrard Street East

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Enforcement and Street Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

The development site at 227 Gerrard Street East 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. The development consists of a seven-storey mixed-use building having a residential gross floor area of 8,960 square metres, and a non-residential gross floor area of 1,002 square metres. This development will take access to/from via an existing lane on the west side of Ontario Street, south of Gerrard Street East.

Transportation Services is requesting approval to convert a portion of Ontario Street, south of Gerrard Street East, from a one-way southbound operation to a two-way operation. The two-way portion of Ontario Street will accommodate traffic destined to/from this development, reducing development-generated traffic using this street. Parking amendments will also need to be approved in order to accommodate unobstructed two-way traffic flow on this section of roadway.

These changes will address the requirements of the site plan agreement for the 227 Gerrard Street East development, and all costs will be the responsibility of the developer.

RECOMMENDATIONS

The Director, Enforcement and Street Management, Transportation Services recommends that:

1. Toronto and East York Community Council amend the existing one-way southbound traffic designation on Ontario Street, between Gerrard Street East and Dundas Street East, to operate between a point 60 metres south of Gerrard Street East and Dundas Street East.
2. Toronto and East York Community Council rescind the existing parking prohibition on the east side of Ontario Street, between Gerrard Street East and a point 143 metres south.
3. Toronto and East York Community Council prohibit stopping on the east side of Ontario Street, between Gerrard Street East and a point 69 metres south.
4. Toronto and East York Community Council prohibit parking on the east side of Ontario Street, between a point 69 metres south of Gerrard Street East and a point 74 metres further south.
5. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Ontario Street, between Dundas Street East and Gerrard Street East.
6. Toronto and East York Community Council authorize parking for a maximum period of one hour from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Ontario Street, between Dundas Street East and a point 69 metres south of Gerrard Street East.
7. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m., daily, on the even (west) side of Ontario Street, from Dundas Street East to Gerrard Street East.
8. Toronto and East York Community Council authorize permit parking to be in effect from 12:01 a.m. to 7:00 a.m., daily, on the even (west) side of Ontario Street, from Dundas Street East to a point 69 metres south of Gerrard Street East.
9. Toronto and East York Community Council prohibit stopping on the west side of Ontario Street, between Gerrard Street East and a point 69 metres south.

FINANCIAL IMPACT

There are no financial implications associated with the adoption of this report. The cost for the implementation of the proposed signs and pavement markings improvements in the estimate amount of \$7,401.06, and the associated signal modifications at Gerrard Street East and Ontario Street have been secured via a letter of credit in the amount of \$385,000.00 borne by Cabedge Development Inc., the owner of 227 Gerrard Street East. These funds were secured through Site Plan Control Application No. 20 233398 STE 13 SA.

DECISION HISTORY

At its meeting on January 13, 2026, Toronto and East York Community Council adopted Item TE28.24 (227 Gerrard Street East - Construction Staging Area Time Extension), authorizing Transportation Services request to extend the duration of the construction staging area for an additional six months, from January 14, 2026, to June 12, 2026. The Toronto and East York Community Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2026.TE28.24>

At its meeting on April 3, 2025, Toronto and East York Community Council adopted Item TE21.27 (227 Gerrard Street East - Construction Staging Area Time Extension), authorizing Transportation Services request to extend the duration of the construction staging area for an additional seven months, from May 1, 2025, to November 30, 2025. The Toronto and East York Community Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE21.27>

At its meeting on September 25, 2024, Toronto and East York Community Council adopted Item TE16.25 (227 Gerrard Street East - Construction Staging Area), authorizing the designation of a construction staging area by temporarily closing a portion of the southbound curb lane and the west sidewalk on Ontario Street. The work was authorized for a period of eight months, from September 26, 2024 to April 30, 2025. The Toronto and East York Community Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE16.25>

At its meeting on July 23, 24, 25, 26, 27 and 30, 2018, City Council adopted Item CC44.20 (227 Gerrard Street East, Zoning By-law Amendment Application - Request for Direction regarding Local Planning Appeal Tribunal Appeal). The City Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2018.CC44.20>

At its meeting on April 4, 2017, Toronto and East York Community Council adopted Item TE23.64 (227 Gerrard Street East - Zoning Amendment Application - Preliminary Report). The Toronto and East York Community Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2017.TE23.64>

COMMENTS

As part of the site plan application for 227 Gerrard Street East, Transportation Services was requested by Stafford, the developer, to convert a portion of Ontario Street from the current one-way southbound to a two-way operation, from Gerrard Street East to a point 60 metres south. Stopping will be prohibited at all times on both sides of Ontario Street, between Gerrard Street East and a point 69 metres south, to accommodate unobstructed two-way traffic flow.

The development site at 227 Gerrard Street East 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. The development consists of a seven-storey mixed-use building having a residential gross floor area of 8,960 square metres, and a non-residential gross floor area of 1,002 square metres.

Existing Conditions

Ontario Street is characterized by the following conditions:

- It is a one-lane, north-south, local roadway
- It operates one-way southbound traffic on a pavement width of approximately 7.4 metres
- The daily one-way traffic volume is approximately 500 vehicles
- The speed limit is 30 km/h
- There is traffic calming (speed humps) installed
- Heavy trucks are prohibited at all times
- There is no TTC service provided
- There are sidewalks located on both sides of the street

The parking regulations on Ontario Street, within the subject section, are as follows:

East side

- No parking anytime

West side

- Maximum one-hour parking from 8:00 a.m. to 6:00 p.m., Monday to Friday
- Permit parking from 12:01 a.m. to 7:00 a.m., daily
- Maximum three-hour statutory parking at all other times

Proposed Changes

Under the existing conditions, Ontario Street is a local roadway operating one-way southbound between Gerrard Street East and Dundas Street East. As part of the development located at 227 Gerrard Street East, the northern portion of Ontario Street, between Gerrard Street East and a point 60 metres south, will be converted to a two-way traffic operation. The southern portion of Ontario Street, between the point 60 metres south of Gerrard Street East and Dundas Street East, will continue to operate one-way southbound.

The two-way portion of Ontario Street will accommodate traffic destined to/from this development, directing it to/from Gerrard Street East, and reducing development-generated traffic using this street.

The parking regulations on both sides of Ontario Street, between Gerrard Street East and a point 69 metres south, will be enhanced to a stopping prohibition at all times. This will further deter parking and provide unobstructed access/egress to the parking and loading facilities serving 227 Gerrard Street East.

A map of the area and proposed traffic and parking amendments is included in Attachment 1.

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

CONTACT

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SIGNATURE

Mike Barnet, P. Eng.
Director, Enforcement and Street Management, Transportation Services

ATTACHMENTS

Attachment 1: Map - Traffic and Parking Amendments - Ontario Street

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