

Construction Staging Area – 777 Victoria Park Avenue

Date: February 2, 2026

To: Scarborough Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 20, Scarborough Southwest

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Victoria Park Avenue, City Council approval of this report is required.

Ontario Limited is constructing a 36-storey rental tower and a 12-storey affordable housing tower at 777 Victoria Park Avenue. The site is located on the northeast corner of Victoria Park Avenue and Denton Avenue.

Transportation Services is requesting authorization to temporarily close the east sidewalk and a portion of the northbound lane in Victoria Park Avenue; and the north sidewalk and a portion of the westbound lane on Denton Avenue for a period of 40 months, from March 26, 2026 to June 30, 2029, in order to enable construction staging operations for the development.

Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway within the closed portion of the northbound lane on Victoria Park Avenue. As a result of the sidewalk closure on the north side of Denton Avenue, pedestrians will be redirected to the south side of the roadway, at the all-way stop control at the intersection of Denton Avenue and Macey Avenue.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and an 8.2 metre wide portion of the northbound lane on Victoria Park Avenue, between Denton Avenue and a point 150 metres north, and provision of a temporary pedestrian walkway within the closed portion of the northbound lane, from March 26, 2026 to June 30, 2029 inclusive.

2. City Council authorize the closure of the north sidewalk and a 6.6 metre wide portion of the westbound lane on Denton Avenue, between Victoria Park Avenue and a point 61 metres further east, from March 26, 2026 to June 30, 2029 inclusive.
3. City Council rescind the existing parking prohibition in effect at all times on the east side of Victoria Park Avenue, between Denton Avenue and a point 150 metres north.
4. City Council prohibit stopping at all times on the east side of Victoria Park Avenue, between Denton Avenue and a point 150 metres north.
5. City Council prohibit stopping at all times on the north side of Denton Avenue, between Victoria Park Avenue and a point 61 metres 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 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 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.
17. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.
18. City Council direct that Victoria Park Avenue and Denton Avenue be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Ontario Limited 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 Victoria Park Avenue and Denton Avenue these fees will be approximately \$1,100,000.00.

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 Victoria Park Avenue and Denton Avenue, these amount to approximately \$350,000.00.

DECISION HISTORY

CreateTO, at its meeting on October 29, 2024, adopted with amendments Item RA14.4 entitled "Advancing the Construction of Affordable Rental Homes at 777 Victoria Park Avenue".

[Agenda Item History - 2024.RA14.4](#)

City Council, at its meeting on July 24 and 25, 2024, adopted without amendments Item PH14.6 entitled "Advancing the Construction of Affordable Rental Homes at 777 Victoria Park Avenue". This item was considered by Planning and Housing Committee on July 11, 2024 and was adopted with amendments.

[Agenda Item History - 2024.PH14.6](#)

CreateTO, at its meeting on June 19, 2024, adopted without amendment Item RA12.4 entitled "Housing Now - Approval of Amended Documents for 777 Victoria Park Avenue".

[Agenda Item History - 2024.RA12.4](#)

CreateTO, at its meeting on March 8, 2021, adopted without amendment Item RA21.4 entitled "Housing Now - Approval of Agreements for 777 Victoria Park Avenue".

[Agenda Item History - 2021.RA21.4](#)

CreateTO, at its meeting on January 27, 2020, adopted with amendments Item RA10.2 entitled "Housing Now - Results of Marketing Process for 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue".

[Agenda Item History - 2020.RA10.2](#)

City Council, at its meeting on November 26 and 17, 2019, adopted without amendments Item PH10.2 entitled "Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report". This item was considered by Planning and Housing Committee on November 13, 2019 and was adopted with amendment.

[Agenda Item History - 2019.PH10.2](#)

CreateTO, at its meeting on September 24, 2019, adopted with amendments Item RA8.2 entitled "Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue".

[Agenda Item History - 2019.RA8.2](#)

COMMENTS

The Development and Timeline

Ontario Limited is constructing a 36-storey rental tower and a 12-storey affordable housing tower at 777 Victoria Park Avenue. The site is located on the northeast corner of Victoria Park Avenue and Denton Avenue. The site is bounded by a TTC (Victoria Park Station) bus loop to the north and east, Denton Avenue to the south, and Victoria Park Avenue to the west.

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

- Demolition: from June 2025 to September 2025;
- Excavation and shoring: from December 2025 to March 2026;
- Below grade formwork: from February 2026 to September 2026;
- Above grade formwork: from August 2026 to October 2027;
- Building envelope phase: from May 2027 to April 2028; and
- Interior finishes stage: from October 2027 to August 2029.

Existing Conditions

Victoria Park Avenue is characterized by the following conditions:

- It is a four-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 20 metres
- The speed limit is 50 km/h
- TTC service is provided by the 24 Victoria Park bus
- There are sidewalks located on both sides of the street
- Parking is prohibited at all times on the east side of the street
- Stopping is prohibited at all times on the west side of the street

Denton Avenue is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates two-way traffic on a pavement width of approximately 10 metres
- The speed limit is 40 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both sides of the street
- Stopping is prohibited at all times on the south side 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 eight 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 Victoria Park Avenue and Denton Avenue is essential to set up construction staging operations for the development.

Subject to approval, the east sidewalk and the northbound curb lane on Victoria Park Avenue between Denton Avenue and a point 150 metres north will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a 1.8 metre wide covered and protected walkway within the closed portion of the northbound lane. With the proposed construction staging area in place, Victoria Park Avenue, in the immediate vicinity of the site, will operate as one northbound and one southbound traffic lane.

The north sidewalk and the westbound curb lane on Denton Avenue between Victoria Park Avenue and a point 61 metres east will be closed to accommodate construction staging operations for the development. Advance advisory signage will be installed to inform pedestrians to cross to the south side of the roadway at the all-way stop controlled intersection of Denton Avenue and Macey Avenue which is approximately 67 metres east of the development site. With the construction staging area in place, the

lane configuration on Denton Avenue will consist of one eastbound lane and one shared westbound right turn/left turn lane.

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

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging areas on Victoria Park Avenue and Denton Avenue are not expected to conflict with the City's capital works projects.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Ontario Limited 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 - 777 Victoria Park Avenue

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