

Construction Staging Area – 289-299 Balliol Street

Date: March 16, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network Management, Transportation Services

Wards: Ward 12, Toronto-St. Paul's

SUMMARY

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

Menkes Balliol Inc. is constructing a 31-storey residential rental building at 289-299 Balliol Street. The site is located on the south side of Balliol Street, between Mount Pleasant Road and Pailton Crescent.

Transportation Services is requesting authorization to temporarily close a portion of the eastbound curb lane and the south sidewalk on Balliol Street for a period of 15 months, from April 2, 2026 to June 30, 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 eastbound lane on the south side of Balliol Street.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council authorize the closure of the south sidewalk and a 2.6 metre wide portion of the eastbound curb lane on Balliol Street, between a point 29 metres west of Mount Pleasant Road and a point 34 metres further west, and a provision of a temporary pedestrian walkway within the closed portion of the eastbound curb lane, from April 2, 2026 to June 30, 2027, inclusive.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the south side of Balliol Street, between Mount Pleasant Road and a point 77 metres west.

3. Toronto and East York Community Council prohibit stopping at all times on the south side of Balliol Street, between Mount Pleasant Road and a point 77 metres west.
4. 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 north side of Balliol Street, between Mount Pleasant Road and a point 77 metres west.
5. Toronto and East York Community Council prohibit stopping at all times on the north side of Balliol Street, between Mount Pleasant Road and a point 77 metres west.
6. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

14. Toronto and East York Community 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. Toronto and East York Community 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. Toronto and East York Community Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

17. Toronto and East York Community Council direct that Balliol Street 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. Menkes Balliol 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 Balliol Street these fees will be approximately \$140,000.00.

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 Balliol Street, these fees will be approximately \$2,500.00.

DECISION HISTORY

City Council, at its meeting on October 8 and 9, 2025, adopted Item MM33.43 entitled "289 to 299 Balliol Street - by Councillor Josh Matlow, seconded by Councillor Rachel Chernos Lin".

[Agenda Item History - 2025.MM33.43](#)

City Council, at its meeting on July 23 and 24, 2025, adopted Item MM32.33 entitled "Off-Site Parkland Dedication for 289 to 299 Balliol Street and 305 Balliol Street - by Councillor Josh Matlow, seconded by Councillor Rachel Chernos Lin".

[Agenda Item History - 2025.MM32.33](#)

City Council, at its meeting on October 11 and 12, 2023, adopted Item CC11.13 entitled "289-299 and 305 Balliol Street - Ontario Land Tribunal Hearing - Request for Directions".

[Agenda Item History - 2023.CC11.13](#)

Toronto and East Community Council, at its meeting on February 16, 2022, adopted Item TE31.37 "289-299 Balliol Street - Zoning Amendment Application - Preliminary Report".

[Agenda Item History - 2022.TE31.37](#)

COMMENTS

The Development and Timeline

Menkes Balliol Inc. is constructing a 31-storey residential rental building at 289-299 Balliol Street. The site is located on the south side of Balliol Street, between Mount Pleasant Road and Pailton Crescent.

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

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

Existing Conditions

Balliol Street is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates two-way traffic on a pavement width of approximately 11 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
- Parking permitted for a maximum period of one hour parking from 8:00 a.m. to 6:00 p.m., Monday to Friday on the north side
- No parking anytime on the south side

Proposed Construction Staging Areas

A detailed review of the construction schedule was undertaken by the developer to minimize the overall project duration and impacts on all road users. The developer has advised that, due to limited space on-site, not all construction activities can be accommodated within the property. The building footprint occupies most of the site, significantly limiting the available area for construction staging, maneuvering, material

storage, and general access. The site is further constrained by its surroundings, including Balliol Street to the north and existing residential buildings to the east, west, and south. As a result, alternative construction staging options are not feasible, and temporary occupation of Balliol Street is necessary to facilitate construction of the development.

Subject to approval, construction staging operations on Balliol Street will take place within the existing boulevard allowance and the eastbound curb lane on the south side of Balliol Street, fronting the site. The south sidewalk and eastbound curb lane on Balliol Street, between a point 29 metres west of Mount Pleasant Road and a point 34 metres further west will be closed to accommodate construction staging operations for the development. Pedestrians will be redirected into a protected 2.1 metre wide covered and protected walkway within the closed portion of the eastbound lane. With the construction staging area in place, two-way traffic operation will be maintained. A total of three on-street parking spaces on the north side of Balliol Street will be removed.

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 area on Balliol Street is 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 Menkes Balliol 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 - 289-299 Balliol Street

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