

Construction Staging Area – 72 Perth Avenue

Date: June 19, 2026
To: Toronto and East York Community Council
From: Director, Congestion and Network Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

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

Skygrid Construction Inc. is constructing an 18-storey residential building at 72 Perth Avenue. The site is located on the west side Perth Avenue, approximately 85 metres south of Bloor Street West.

Transportation Services is requesting authorization to close the west sidewalk on Perth Avenue for a period of 16 months, from January 1, 2027, to April 30, 2028, in order to facilitate construction staging operations. Pedestrian access along the west side of Perth Avenue, adjacent to the site, will be restricted. Pedestrians will be redirected to the sidewalk on the east side of Perth Avenue.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of the west sidewalk on Perth Avenue, between a point 71 metres south of Bloor Street West and a point 55 metres further south, from January 1, 2027 to April 30, 2028, inclusive.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the west side of Perth Avenue, between a point 44 metres south of Bloor Street West and a point 92 metres further south.
3. Toronto and East York Community Council prohibit stopping at all times on the west side of Perth Avenue, between a point 44 metres south of Bloor Street West and a point 92 metres further south.

4. Toronto and East York Community Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
5. 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).
6. 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.
7. 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.
8. Toronto and East York Community Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians', cyclists' and motorists' safety is considered at all times.
9. 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.
10. 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.
11. 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.
12. 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.

13. Toronto and East York Community 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 within 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. Toronto and East York Community Council authorize the appropriate City officials to submit directly to Toronto and East York Community Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to Toronto and East York Community Council direction, and to reinstate the traffic and parking regulations referred in recommendations 2 - 9 to what they were immediately prior to the date of the report on July 8 and 9, 2026 from the Director, Transportation Services once the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$34,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Perth Avenue the city right-of-way occupancy permit fees amount to approximately \$30,000.00 including lost revenue from the parking machines (if applicable).
- 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 curb lane closure on Perth Avenue, these amount to approximately \$4,000.00.

DECISION HISTORY

City Council, at its meeting on March 25 and 26, 2026, adopted Item 2026.MM39.20 entitled "Re-opening and Amending Item 2025.TE22.3 - 72 Perth Avenue - Zoning By-law Amendment Application - Decision Report - Approval - by Councillor Alejandra Bravo, seconded by Councillor Gord Perks"

[Agenda Item History - 2026.MM39.20](#)

City Council, at its meeting on November 12 and 13, 2025, adopted Item 2025.MM34.2 entitled " Re-opening and Amending Item 2025.TE22.3 - 72 Perth Avenue - Zoning By-law Amendment Application - Decision Report - Approval - by Councillor Alejandra Bravo, seconded by Councillor Gord Perks"

[Agenda Item History - 2025.MM34.2](#)

City Council, at its meeting on May 21 and 22, 2025, adopted Item 2025.TE22.3 entitled "72 Perth Avenue - Zoning By-law Amendment Application - Decision Report - Approval"

[Agenda Item History - 2025.TE22.3](#)

Committee of Adjustments, at its meeting held on April 30, 2024 issued a Notice of Decision regarding File Number A0199/24TEY. The Committee of Adjustments approved with conditions a Minor Variance/Permission regarding the address at 72 Perth Avenue finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

Committee of Adjustments, at its meeting held on November 2, 2022 issued a Notice of Decision regarding File Number A0892/22TEY. The Committee of Adjustments approved with conditions a Minor Variance/Permission regarding the address at 72 Perth Avenue finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

The Development and Timeline

Skygrid Construction Inc. is constructing an 18-storey residential building with 255 units and a one level underground parking garage at 72 Perth Avenue. All permanent access will be from Perth Avenue. The site is bounded by an undeveloped lot to the north, Perth Avenue to the east, a townhouse complex to the south, and a railroad corridor to the west.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from May 2026 to December 2026;
- Below grade formwork: from December 2026 to April 2027;
- Above grade formwork: from May 2027 to February 2028;
- Building envelope phase: from November 2027 to March 2028; and
- Interior finishes stage: from January 2028 to December 2028.

Existing Conditions

Perth Avenue is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 8.5 metres
- The daily two-way traffic volume is approximately 1,500 vehicles
- 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
- Perth Avenue has traffic calming speed humps installed

The parking regulations on Perth Avenue, within the subject section are as follows:

East side

- Permit parking regulation in effect at all times 12:01 a.m. to 10:00 a.m. and 5:00 p.m. to 7:00 p.m., Monday to Friday
- Maximum 1-hour parking regulation in effect 10:00 a.m. to 5:00 p.m. Monday to Friday
- Accessible on-street loading zone on the east side of Perth Avenue, between a point 114 metres south of Bloor Street West and a point 5.5 metres further south
- Accessible on-street loading zone on the east side of Perth Avenue, between a point 56 metres south of Bloor Street West and a point 5.5 metres further south

South side

- No parking anytime

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 6 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development site. However, due to constrained size of the site and the extent of the required excavation, it is not possible to safely and efficiently accommodate all construction activities within the site. As a result, certain construction related functions, such as the delivery and temporary storage of materials, provision of worker facilities, and placement of temporary utilities must occur outside the property limits.

Subject to approval, the west sidewalk on Perth Avenue, between a point 71 metres south of Bloor Street West and a point 55 metres further south will be closed to accommodate construction staging operations for the development. During this period, the west sidewalk adjacent to the site will be closed. Advance signage will be installed to notify pedestrians of the closure.

To maintain safe and efficient traffic operations in the vicinity of the construction staging area, stopping will be prohibited at all times on the west side of Perth Avenue, between a point 44 metres south of Bloor Street West and a point 92 metres further south. The permit parking regulations on the east side of Perth Avenue will be maintained.

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 Perth Avenue is not expected to conflict with the City's capital works projects.

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

CONTACT

Rey Shen, Manager, Congestion Management Planning, Transportation Services,
(416) 394-5559, Rey.Shen@toronto.ca.

SIGNATURE

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

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 72 Perth Avenue

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