

Construction Staging Area – 3755 Bloor Street West

Date: May 16, 2025
To: Etobicoke York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

As Kipling Avenue is classified as a major arterial street, City Council approval of this report is required.

Multiplex Construction Canada is constructing the new Etobicoke Civic Centre consisting of nine buildings ranging from 2 to 16 stories located at 3755 Bloor Street West. The site is located on the southeast corner of Bloor Street West and Kipling Avenue.

The construction project will consist of multiple phases. This report deals with excavation and shoring and below grade formwork (Phase 1), which is scheduled to take place from June 30, 2025 to December 31, 2025. The overall project is scheduled to be completed in March 2028. The subsequent phases will be discussed in a future staff report.

Phase 1 will require closure of the bicycle lane, the east sidewalk, and the dedicated northbound right-turn lane on Kipling Avenue between Bloor Street West and Dundas Street West. Pedestrians and people cycling on the east side of Kipling Avenue will be directed to a protected 2.1 metre wide, shared pathway within the closed portion of the dedicated northbound right-turn lane.

In order to facilitate construction staging operations, the closure of the sidewalk, bicycle lane, and the northbound right-turn lane on Kipling Avenue is required for a period of six months, from June 30, 2025 to December 31, 2025.

RECOMMENDATIONS

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

1. City Council authorize the closure of the east sidewalk and the northbound right-turn lane on Kipling Avenue, between a point 20 metres south of Bloor Street West and a point 62 metres further south and provision of a temporary pedestrian walkway within the closed portion of the northbound right-turn lane, from December 31, 2025, inclusive.
2. City Council authorize the closure of the northbound bicycle lane on the east side of Kipling Avenue, between Bloor Street West and Dundas Street West, from December 31, 2025, inclusive.
3. City 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.
4. City Council direct the applicant to construct and maintain a 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).
5. 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.
6. 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.
7. City 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.
8. 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.
9. 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.
10. City Council direct the applicant to install cane detection within the proposed temporary pedestrian walkway to guide pedestrians who are visually impaired.

11. 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.
12. 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.
13. City Council direct the applicant, in consultation with Transportation Services, to maintain any bicycle lanes, and install appropriate signage to inform drivers and cyclists of any changes to the cycling lanes.
14. 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 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.
15. City Council direct that Kipling Avenue be returned to its pre-construction 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) when the project is complete.
16. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. The Multiplex Construction Canada 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 Kipling Avenue these fees will be approximately \$75,000.00.

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 and bicycle lane. Based on the proposed duration, length, and extent of the proposed lane closures on Kipling Avenue, these fees will be approximately \$28,000.00.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

Multiplex Construction Canada is constructing the new Etobicoke Civic Centre consisting of nine building ranging from 2 to 16 stories and two-level underground parking located at 3755 Bloor Street West. The site is bounded by Bloor Street West to the north, Kipling Avenue to the west and Dundas Street West to the south and to the east.

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

- Excavation and shoring: from March 2024 to April 2025;
- Below grade formwork: from November 2024 to December 2025;
- Above grade formwork: from January 2026 to March 2027;
- Building envelope phase: from August 2026 to November 2027, and;
- Interior finishes stage: from September 2026 to March 2028.

Existing Conditions

Kipling Avenue is characterized by the following conditions:

- It is a six-lane, north-south, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 32 metres
- The daily two-way traffic volume is approximately 29,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 45A, 45B, and 46
- There are sidewalks located on both sides of the street
- Bicycle lanes are provided on both sides of the road

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

Both side

- No stopping

Proposed Construction Staging Area

The proposed closure on the east sidewalk of Kipling Avenue is required to facilitate a loading and unloading area for the tower crane, concrete trucks and construction material delivery trucks. The developer explored the options of staging within the property lines of the development site, however, it was not feasible, as it would inhibit the operations of a tower crane.

Subject to approval, the east sidewalk and the northbound right-turn lane on Kipling Avenue, between a point 20 metres south of Bloor Street West and a point 62 metres further south will be closed to facilitate construction staging operations for the development. In addition, the bicycle lane on the east side of Kipling Avenue, between Bloor Street West and Dundas Street West will also be closed. Pedestrians and cyclists on the east side of Kipling Avenue will be directed to a shared, 2.1 metre wide protected pathway within the closed portion of the northbound right-turn lane.

The existing no-stopping anytime parking regulations on both sides of Kipling Avenue will remain in effect.

The proposed construction staging area on the east side of Kipling Avenue will require a temporary removal of three trees to accommodate shoring and excavation works. Discussions have been had with urban forestry to advise them of the temporary tree removal to facilitate construction staging.

Pedestrian movements on Bloor Street West and on Dundas Street West will be maintained within the existing sidewalk. TTC service will not be impacted.

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

This development site is within the Construction Hub Coordination program and has been reviewed by staff to ensure compliance with the program. This entails a coordinated review that includes construction coordination, community support, business support and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program on Kipling Avenue indicates that Enwave Energy Corporation has new pipeline installations planned in 2026 and 2027, and Toronto Water has sewer rehabilitation works planned in 2025.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall 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 at no cost to the City.

Traffic Mitigation Measures

To maintain efficient flow of traffic during construction, the developer will install the appropriate traffic control set-up and portable variable message signs in advance of the work area to inform road users of the construction and temporary closure of the dedicated northbound right-turn lane. Additionally, warning signage will be posted for pedestrians and people cycling, advising of the sidewalk and bike lane closures and redirecting them to a shared 2.1 metre wide protected pathway within the closed portion of the northbound right-turn lane.

Furthermore, Transportation Services will monitor the area for congestion and if necessary, adjust the signal timings to improve traffic flow around the construction staging area.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Multiplex Construction Canada, 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, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 3755 Bloor Street West

