

Construction Staging Area Time Extension – 3755 Bloor Street West

Date: November 7, 2025

To: Etobicoke York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Kipling Avenue 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.

City Council, at its meeting on June 25 and 26, 2025, approved item 2025.EY23.23 and in so doing approved the subject construction staging area on Kipling Avenue, from June 30, 2025 to December 31, 2025. Since then, the approved staging on Kipling Avenue has not yet been implemented due to unforeseen delays related to forestry requirements, as well as setbacks associated with hydro pole removal. The developer is now requesting an extension for the duration of the construction staging area on Kipling Avenue, to allow for the construction of the development to proceed as planned.

In view of the above, Transportation Services is requesting authorization to extend the duration of the construction staging area on Kipling Avenue for an additional 12 months, from January 1, 2026 to December 31, 2026.

RECOMMENDATIONS

1. City Council continue to 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 January 1, 2026 to December 31, 2026, inclusive.

2. City Council authorize the continued closure of the northbound bicycle lane on the east side of Kipling Avenue, between Bloor Street West and Dundas Street West, from January 1, 2026 to December 31, 2026, inclusive.

3. 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.

4. 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.

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 \$205,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Kipling Avenue the city right-of-way occupancy permit fees amount to approximately \$145,000.00 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 bicycle lane and northbound right-turn lane closure on Kipling Avenue, these amount to approximately \$60,000.00.

DECISION HISTORY

At its meeting on June 25 and 26, 2025, City Council adopted with amendments item 2025.EY23.23, entitled " 3755 Bloor Street West - Construction Staging Area", and in so doing, authorized a construction staging area on Kipling Avenue, from June 30, 2025, to December 31, 2025.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EY23.23>

COMMENTS

Status of the Development

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 east and south.

Based on the information provided by the developer, the previously approved construction staging area on Kipling Avenue has not yet been implemented due to unforeseen delays related to:

Forestry Requirements

- Forestry requested drawings for the soil cells, including soil below, to attest to traffic/highway loading to be renewed and restamp which took time for the engineers to provide their assessment

Toronto Hydro Pole Removal

- A hydro pole within the staging area still needs to be removed, and the developer is awaiting confirmation on when the pole can be removed

As such, extension for the construction staging area duration until December 31, 2026 is essential to allow the project to proceed as planned.

Construction Staging Area

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. The enclosures are required to facilitate a loading and unloading area for the tower crane, concrete trucks and construction material delivery trucks. 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 on the east side of Kipling Avenue will be directed to a 1.8 metre wide protected pathway within the closed portion of the northbound right-turn lane. Cyclist will share the road with northbound traffic on Kipling within the closed portion. The existing no-stopping anytime parking regulations on both sides of Kipling Avenue will remain in effect.

A drawing of the existing construction staging area is included in Attachment 1.

A review of the City's Major Capital Works Program on Kipling Avenue indicates that Enwave Energy Corporation has new pipelines installations planned in 2026 and 2027.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above-mentioned Capital Works. The City expects the applicants full cooperation 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 modify or remove any staging to accommodate the necessary municipal infrastructure work.

If the proposed staging area is not approved, the developer's only option will be to apply for day-use permits of Kipling Avenue for periods of less than 30 consecutive days over the 12-month life of the project in order to complete construction.

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

CONTACT

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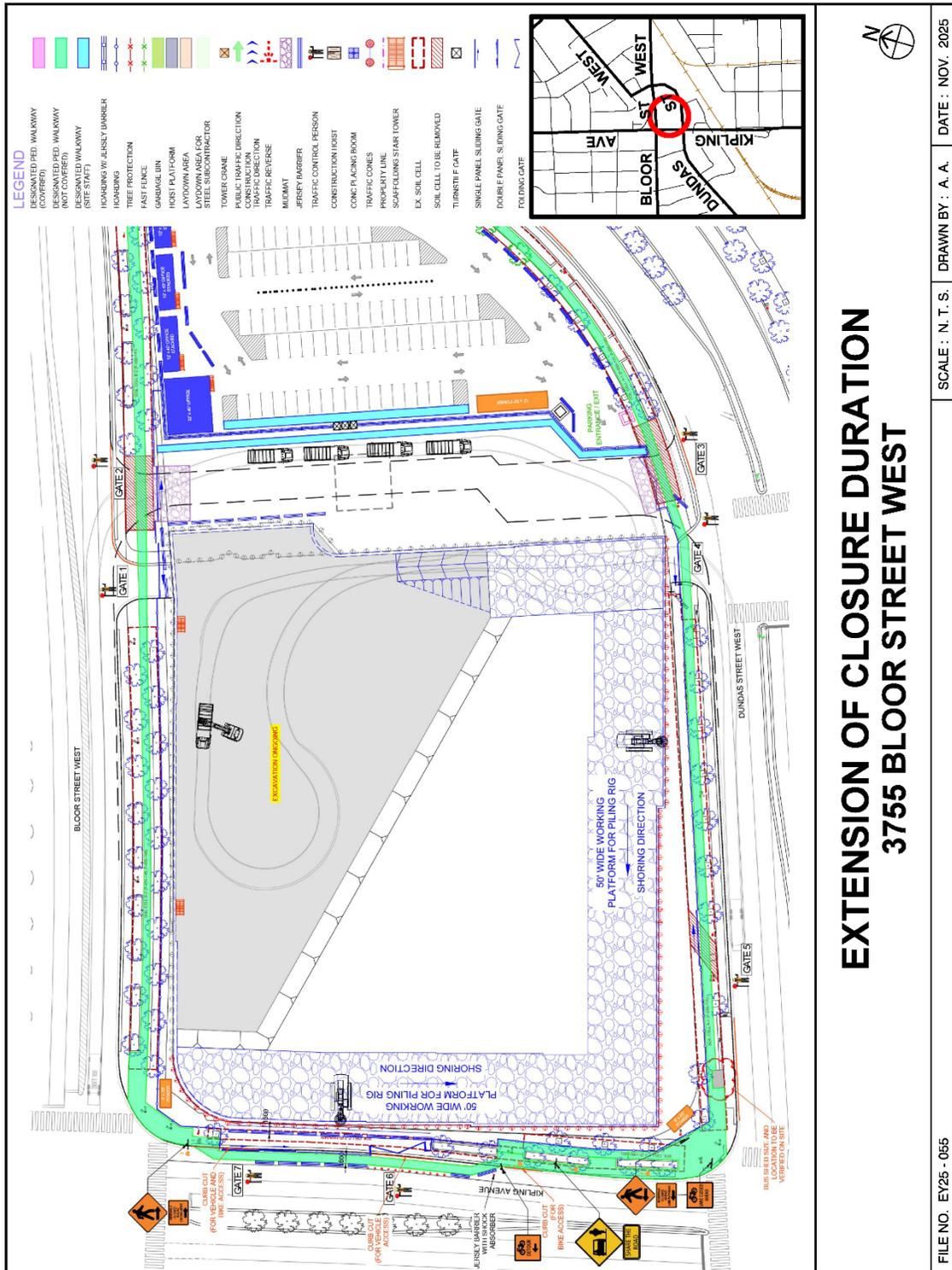
SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

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

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**EXTENSION OF CLOSURE DURATION
3755 BLOOR STREET WEST**