

Metrolinx's Ontario Line Construction within the North York District – Q4 2025 Update

Date: November 19, 2025

To: North York Community Council

From: Executive Director, Transit Expansion and Chief Planner & Executive Director, City Planning

Wards: 15, 16

SUMMARY

City Council, in March 2024, through MM16.31, directed City staff to report to North York Community Council (NYCC) with regular updates on the status and progress of Metrolinx's Ontario Line construction and the Province's Transit-Oriented Communities (TOC) projects within the boundaries of North York.

The purpose of this report is to provide updates and project details on the three Ontario Line stations and a TOC proposal located in North York, and includes updates on:

- Ontario Line North Segment Construction Updates and Impacts;
- Metrolinx's Community Benefits and Supports Program;
- Public Engagement; and
- TOC Update – Thorncliffe Park.

City staff will provide the next annual report to NYCC in Q3 2026.

RECOMMENDATIONS

The Executive Director, Transit Expansion and Chief Planner & Executive Director, City Planning recommend that:

1. North York Community Council receive this report for information.

FINANCIAL IMPACT

There are no financial impacts associated with this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On April 23, 2025, City Council adopted, with amendments, DM29.2 Requiring Metrolinx to Develop a Heavy Truck Safety Plan - by Councillor Paula Fletcher, seconded by Deputy Mayor Ausma Malik, which requested Metrolinx develop and publicly share a Heavy Truck Safety Plan including enforcement measures, monitoring protocols, and ways for residents to report concerns in response to residents' concerns with safety on the Ontario Line.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2025.DM29.2>

On February 5, 2025, City Council adopted PH18.12 Transit-Oriented Communities Update on Downtown Proposals and Affordable Housing which provided an update on the Province's Ontario Line South Transit Oriented Communities (TOC) Program and specific TOC proposals at Exhibition, Corktown, King-Bathurst and Queen-Spadina and sought Council authority to enter into a site-specific TOC Memorandum of Understanding (MOU) for Queen-Spadina.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.12>

On October 29, 2024, NY18.30 Metrolinx Ontario Line Construction within the North York District - Fourth Quarter Update provided North York Community Council with updates on the status and progress of the Province's TOC proposal as well as construction updates on the northern segment of the Ontario Line.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.NY18.30>

On July 24, 2024, City Council adopted EX16.3 Subway Agreement in Principle and Update on Metrolinx Subway Program – Third Quarter 2024, which provided an update on key items related to the Subway Program including the negotiations of the Subway AIP and an update on the status of the Subway Program projects, including the Ontario Line.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX16.3>

On June 27, 2024, City Council adopted EX15.2 Priorities in Transit Expansion and Transit-Oriented Communities Projects, which seeks to strengthen internal coordination to maximize achievement of the City priorities through interactions with the Provincial government and its agencies in the delivery of all current and future transit expansion and TOC projects.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX15.2>

On May 22, 2024, City Council adopted PH12.5 Transit-Oriented Communities Status Update for action. The report contains a full technical review and staff comments on the second series of TOCs. Council also authorized the public release of confidential attachment to the report (April 24, 2024) from the Interim Chief Planner and Executive Director, City Planning following the signing of the MOU with the Province for the Gerard Carlaw North TOC site. Further direction was provided to undertake a feasibility analysis of affordable housing options in TOC proposals including existing and new incentives, assess what further investments may be required to achieve 20 percent of TOC units as affordable housing, and report the findings of the analysis to Planning and Housing Committee at its December 5, 2024 meeting.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.5>

On March 20, 2024, City Council adopted MM16.31 Request for Updates on Northern Segment of the Ontario Line, which requested City staff to report to North York Community Council with regular updates on the status and progress of the Province's TOC proposals as well as updated to the design and construction of the Northern segment of the Ontario Line that is within the boundaries of North York.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.MM16.31>

On December 13, 2023, City Council adopted PH8.22 Saving Iqbal Foods and Supporting Ontario's Halal Food Supply Chain requesting the Minister of Municipal Affairs and Housing enact an Enhanced MZO to permit Iqbal Foods to operate a grocery store at 100 Thorncliffe Park Drive, and for City staff to support as necessary, after the original Iqbal Foods location was expropriated for Ontario Line construction.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.22>

On July 5, 2023, Planning and Housing Committee received PH5.4 Affordable Housing in Transit Oriented Communities – Update for information. This report responded to a request for information on how affordable housing is being secured at TOC sites.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.4>

On June 14, 2023, City Council adopted EX5.3 Update on Metrolinx Subway Program - Second Quarter 2023, which provided a status update on Metrolinx-led subway transit expansion projects currently underway in Toronto.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX5.3>

On May 10, 2023, City Council adopted TE4.37 Status Report on the Gerrard-Carlaw North Transit Oriented Community, which provided an update on the Provincial TOC Program. Staff were directed to request that the Provincial government require its development partner to deliver a minimum of 20 percent affordable housing for a minimum of 50 years and that the Province and developer make a public commitment to do so.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE4.37>

On April 27, 2023, Planning and Housing Committee adopted PH3.23 Affordable Housing in Transit Oriented Communities, which directed staff to report back to the Committee with details on the percentage of affordable housing currently proposed at each TOC site, and the number of affordable units that would be created if each proposal had 20 percent affordable units or the Housing Now standard of 30 percent affordable units.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.23>

On April 6, 2022, City Council adopted with amendments EX31.2 Ontario Line Transit Oriented Communities, which directed staff to finalize negotiations and execute an agreement on a Value Allocation Framework for the Province's TOC program and to enter into a series of Memorandums of Understanding with the Province at each Ontario Line station to document City and Provincial commitments.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EX31.2>

On December 15, 2021, City Council adopted with amendments TE29.17 Transit Oriented Communities Update (Preliminary Report). Council directed staff to work on the employment conversion request for the Municipal Comprehensive Review, and to implement the recommended public engagement approach, subject to any Provincial requirements for confidentiality. Further direction was provided to require that all new housing in TOCs in Toronto align with Inclusionary Zoning targets, with a goal of reaching thirty percent of all units affordable.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.17>

On July 6, 2021, City Council adopted EX25.5 Update on Metrolinx Transit Expansion Projects - Second Quarter 2021, which provided a status update on Metrolinx-led transit expansion projects currently underway in Toronto.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX25.5>

In May 2021, City Council adopted EX23.3 Provincial Transit-Oriented Communities Program, which included requests of the Province to commit to early discussions with the City on potential TOC developments in order to shape commercial agreements in ways that are supportive of the City's planning vision.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX23.3>

In November 2020, City Council adopted, with amendments, EX18.3 Update on Metrolinx Transit Expansion Projects – Fourth Quarter 2020 and adopted directives related to several Metrolinx transit expansion projects.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX18.3>

In September 2020, City Council adopted, with amendments, EX16.5 Provincial Priority Transit Expansion Projects - Subway Program Status Update Third Quarter 2020, which provided a status update on the Province's Subway Program in Toronto.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX16.5>

In January 2020, City Council adopted, with amendments, EX12.3 Toronto-Ontario Transit Partnership - Status Update, which included the Ontario-Toronto Memorandum of Understanding on Transit-Oriented Development ("MOU on TOD", now known as the "MOU on TOC"). The MOU on TOC established a series of shared objectives for TOC and identified the roles and responsibilities of the City and Province for TOC specific to the Province's Subway Program.

Link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX12.3>

In October 2019, City Council adopted, with amendments, EX9.1 Toronto-Ontario Transit Update, authorizing City staff to execute the Preliminary Agreement with the Province of Ontario, which established principles and responsibilities for the implementation of major transit initiatives, including the Subway Program.

Link: <https://secure.toronto.ca/council/agenda-item.do?item=2019.EX9.1>

COMMENTS

1. Ontario Line Project Status and Schedule

The scope of work for the Ontario Line project, within North York, includes three stations: Thorncliffe Park, Flemingdon Park, and Don Valley stations, which are located on the elevated guideway within the Thorncliffe Park and Don Mills area.

In addition, the Operations, Maintenance and Storage Facility (OMSF) for the Ontario Line will be located just north of Thorncliffe Park Station on a site east of Laird Drive, between Overlea Boulevard and Wicksteed Avenue. The alignment and location of the three stations, OMSF, and the crossings over the Don Valley are shown in Figure 1-2.

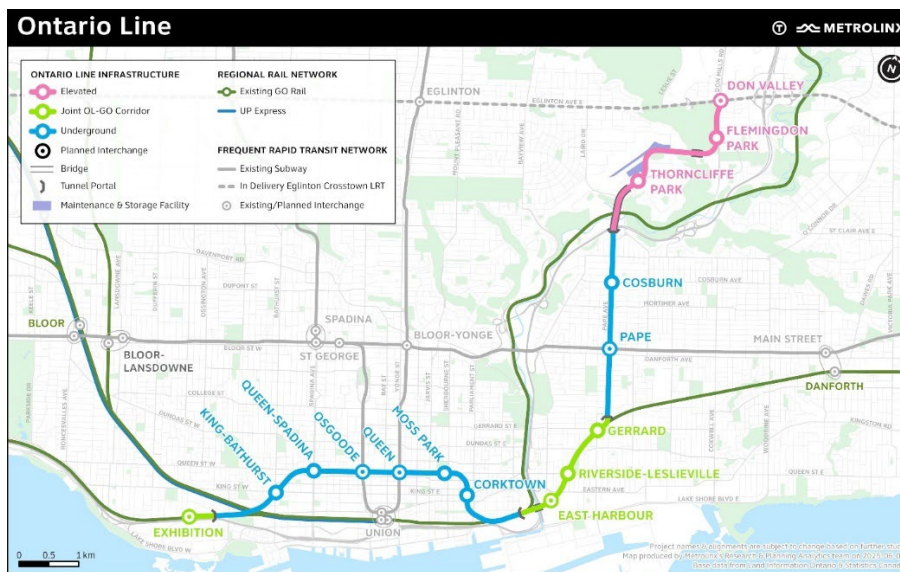


Figure 1: Ontario Line Alignment (North Segment - pink line) (Source: Metrolinx)

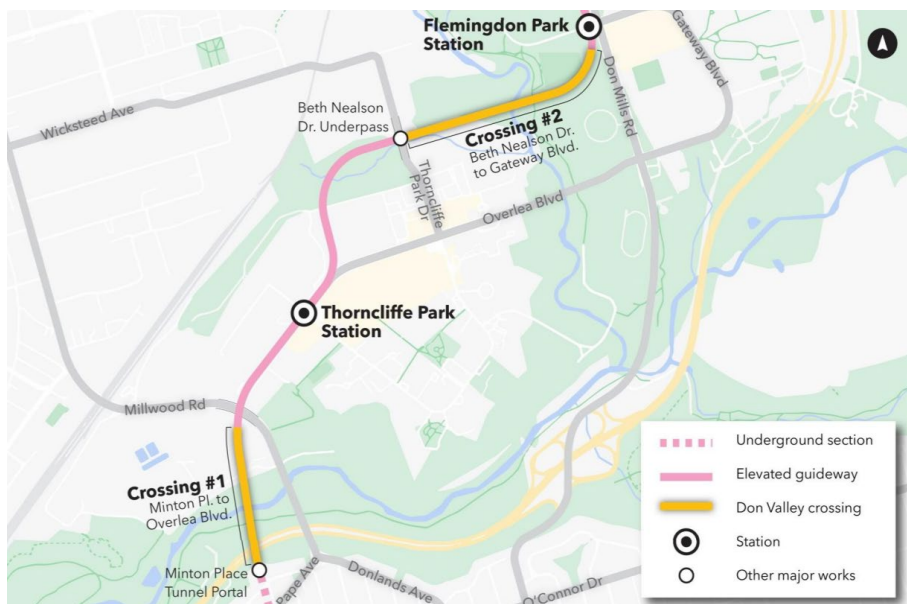


Figure 2: Map of Don Valley Crossing Bridge locations in North York (Source: Metrolinx)

Construction Updates

Thorncliffe Park Station / Operations, Maintenance and Storage Facility (OMSF)

The 175,000 square metre OMSF for the Ontario Line will be located from 40 Beth Neilson Drive to 1-2 Thorncliffe Park Drive and consist of three buildings: a main operations facility, train wash station, and power station. Major construction on the OMSF began in July 2025, with the installation of the concrete and steel reinforcement work for the maintenance operations facility, while work will commence on the two other buildings and the test track by December 2025¹.

Site preparation for construction of the Thorncliffe Park Station and the elevated guideway is underway on Overlea Boulevard between Millwood Road and Thorncliffe Park Drive. This work includes site preparation activities such as installing fencing and hoarding, clearing vegetation, and installing geotechnical monitoring equipment. Demolition of properties also began in September 2025 – demolition of the 1-20 Banigan Drive sites is expected to continue until the end of 2025, and demolition of 28 Overlea Boulevard is expected to be complete by December 2025.

Metrolinx is also completing advanced works along Overlea Boulevard, which includes utility relocations and median removal to make room for Ontario Line infrastructure. Traffic lane reconfigurations and lane closures have occurred since the work commenced in December 2024, however this work was completed in November 2025 and the road has since reopened.

Beth Neilson Underpass

Metrolinx has initiated construction of an underpass on Beth Neilson Drive, where the existing roadway will be lowered to pass under the Ontario Line tracks. Excavation is ongoing around Beth Neilson to build a retaining wall that will support the tracks². Construction of the underpass will eventually require a full temporary road closure of Beth Neilson Drive. The underpass is forecasted to be complete in January 2028³.

Flemingdon Park Station

Site preparation at Flemingdon Park Station began in October 2025 and is expected to continue through to the end of the year. This work includes tree protection and removal, installing fencing and hoarding, and mobilization of equipment. Piling for the elevated guideway piers at the station site is expected to begin in early 2026.

¹https://assets.metrolinx.com/image/upload/v1762181541/Images/Metrolinx/Thorncliffe_Park_CLC_October_2025_Slides.pdf

²https://assets.metrolinx.com/image/upload/v1759867223/Images/Metrolinx/Ontario%20Line/Thorncliffe_Park_Open_House_October_2_2025.pdf

³https://assets.metrolinx.com/image/upload/v1745514982/Images/Metrolinx/Ontario%20Line/Beth_Neilson_Piling_Notice_V2_2025_04_23.pdf

Don Valley Station

In March 2025, Metrolinx announced the Science Centre Station for the Ontario Line and future Eglinton Crosstown LRT would be renamed Don Valley Station. Site preparation at Don Valley Station is expected to begin by December 2025 and continue into early 2026. This work includes removing and protecting trees, installing fencing and hoarding, and mobilizing equipment. To make room for the elevated guideway and Don Valley Station, Metrolinx began relocating the Don Mills watermain near Don Mills and Eglinton Avenue in June 2025. This work has required traffic reconfigurations but is scheduled for completion by December 2025⁴.

Elevated Guideway

The elevated guideway is being built along Don Mills Road to support the Ontario Line tracks from Don Valley Station to the western end of Overlea Boulevard in Thorncliffe Park. To construct the elevated guideway, construction began in September 2025 with piers being installed along both sides of Don Mills Road by Wynford Drive⁵ and the piling for this section of the elevated guideway is expected to be complete in February 2026⁶.

For the western end of the guideway by Thorncliffe Park Station, Metrolinx contractors are currently preparing the site. Piling is expected to begin in early 2026 in the Overlea Boulevard and Thorncliffe Park Drive area⁷.

Temporary Bus Loop

Don Valley Station will be an interchange station for the Ontario Line and Line 5 - Eglinton Crosstown. While the Ontario Line is being constructed, Metrolinx crews have built a temporary bus loop which will keep passengers safe and separated from the construction while transferring between TTC buses and Line 5. The bus loop was substantially completed on October 12, 2025, and will be open to passengers when Line 5 becomes operational.

Don Valley Crossings

Two new bridges are being constructed to support Ontario Line trains across the Don Valley. The first bridge, the Don Valley Crossing, will connect Minton Place to Thorncliffe Park. Work is ongoing to construct the foundations for the new bridge and in

⁴https://assets.metrolinx.com/image/upload/v1760034535/Images/Metrolinx/Ontario%20Line/Flemingdon_Park_CLC_Deck_October_2025_v2.pdf

⁵https://assets.metrolinx.com/image/upload/v1758919410/Images/Metrolinx/Ontario%20Line/Updated_OL_EGS_-_Construction_Notice_-_Pier_Foundation_-_Don_Mills_Rd._and_Wynford_Dr._-_overnight_and_weekend_work.pdf

⁶https://assets.metrolinx.com/image/upload/v1760034535/Images/Metrolinx/Ontario%20Line/Flemingdon_Park_CLC_Deck_October_2025_v2.pdf

⁷https://assets.metrolinx.com/image/upload/v1759768121/Images/Metrolinx/Ontario%20Line/Thorncliffe_Park_CLC_September.pdf

early 2026, work will commence to construct the bridge piers. Construction of the Don Valley Crossing is expected to be complete in Q4 2027.

The second bridge, the West Don Crossing, will travel from Beth Nealson Drive to Flemingdon Park Station. Pier construction commenced in October 2025, with reinforcement work and concrete pours underway to build the new piers for the crossing. Work is also ongoing to stabilize the slope west of the Don River to ensure erosion control and allow the construction of the crossing. Construction of the West Don Crossing began in September 2024 and is expected to be completed in Q4 2027⁸.

Construction Impacts

Traffic Management (Thorncliffe Park)

As part of Metrolinx's advanced works on Overlea Boulevard, lane restrictions were implemented during various phases of the utility work. Throughout this phase of construction, the local community has raised concerns about congestion and potential impacts to emergency vehicle access.

In response, Transit Expansion Division coordinated discussions with City staff from various divisions, including Transportation Services Division and Toronto EMS, and Metrolinx in order to review traffic plans and to assess additional mitigations if required. As a result, Toronto Fire had staff review the traffic configuration on Overlea Boulevard and confirmed they did not observe any contraventions of the fire code and did not note any immediate concerns related to access for the buildings serving Overlea Boulevard. This review included using a Toronto Fire aerial truck in order to confirm it could access all buildings from Overlea Boulevard and Banigan Drive.

Additionally, Metrolinx has confirmed they have Paid Duty Officers (PDOs) positioned at Leaside Park Drive and Thorncliffe Park Drive, equipped with radios to coordinate traffic movement in their work zone. Metrolinx have also confirmed they installed temporary lay-bys at bus stops to allow emergency vehicles, particularly fire trucks, to bypass regular traffic when required.

As of September 2025, traffic was shifted to the south side of Overlea Boulevard as final utility relocations moved to the north side of the road. This traffic staging has alleviated traffic congestion and is expected to be completed by December 2025 at which point Overlea Boulevard will be restored to full traffic capacity (two lanes in each direction) through the duration of the Ontario Line's construction.

Transit Expansion Division continues to emphasize to Metrolinx the importance of keeping Thorncliffe Park accessible for the community and local businesses during construction of the Ontario Line.

⁸https://assets.metrolinx.com/image/upload/v1759867223/Images/Metrolinx/Ontario%20Line/Thorncliffe_Park_Open_House_October_2_2025.pdf

Overlea Bridge Construction

Adjacent to the Ontario Line work in Thorncliffe Park, the City is planning to concurrently commence bridge reconstruction works on Overlea Boulevard as early as summer 2026. This work includes the reconstruction of Overlea Boulevard, the Charles H. Hiscott Bridge over the Don River, and Don Mills Road to keep them in a state of good repair.

In June 2025, the Ward 15 Don Valley West Councillor hosted a virtual public town hall jointly with City staff and Metrolinx where each project team shared project updates and responded to community questions about the Overlea Bridge and Ontario Line construction.

Metrolinx and the City remain in ongoing discussions to coordinate efforts, and phase and align construction activities for both projects to minimize community impacts wherever possible. Further updates on the project timelines and schedule will be provided as they become available.

Construction Mitigation Initiatives for Businesses

City staff and local businesses have advocated for business supports, including through [EX15.2](#). This issue is especially pertinent in the Ontario Line North segment, as it is not covered by a Business Improvement Area (BIA).

Metrolinx has developed various strategies to support businesses along the Ontario Line, including in the Thorncliffe and Flemingdon Park areas, which include:

- ‘Open For Business’ signage in areas that have experienced or expressed concern over business impacts.
- Features in the Ontario Line newsletter which promotes local businesses on a bi-weekly basis.
- Shop Local 2.0 marketing campaign, which is a series of content created by Metrolinx, contractors and local businesses to profile and encourage people to explore the neighbourhoods located around Ontario Line stops.
- Business canvassing by Metrolinx staff in areas without BIA representation to engage with the community and get feedback.
- Site visits by Metrolinx staff to investigate concerns raised by businesses and the community regarding visibility or accessibility impacts and determine appropriate mitigation actions.
- Business loss claims, which can be filed by businesses that feel negatively impacted by Ontario Line construction. These claims are evaluated by Metrolinx staff.

Metrolinx’s Community Benefits and Supports Program

Metrolinx is implementing their Community Benefits and Supports Program on all their subway projects, including the Ontario Line. The 4 pillars to this program are (1)

Employment Opportunities, (2) Local Business Supports, (3) Community Improvement Supports, and (4) Public Realm Improvements⁹.

As part of Pillar 1 (Employment Opportunities), in August 2025, Trillium Guideway Partners (TGP) held an employment event and provided a direct connection to employment opportunities with TGP on the Ontario Line project. This is in addition to the Connect6ix job fair that was held last year in January 2024 in Thorncliffe Park. City staff have requested additional details about hiring outcomes from these events, which Metrolinx noted will be highlighted in their 2025 Community Benefits & Supports Program Annual Report.

One example of work under Pillar 2 (local business supports) is support for Iqbal Foods. The longstanding retail and meat processing facility in Thorncliffe Park was expropriated by Metrolinx for the construction of the MSF. The new Iqbal Foods store opened on November 22, 2024 at 100 Thorncliffe Park Drive. Metrolinx also supported more than 100 community members and a local business that provided food during the 2025 Ramadan event hosted by the Thorncliffe Park Women's Committee.

On July 22, 2025, Metrolinx and TGP held a tradeshow that was attended by 380 people. This event provided information for local businesses on how to become vendors to Metrolinx contractors and provided networking opportunities for local businesses with other project contractors. Additional local business supports are outlined above in the Construction Impacts section.

As part of Pillar 3 (Community Improvement Supports), Metrolinx will be converting an existing Islamic Society of Toronto building into a new Islamic Centre as part of the Ontario Line project. The new facility will be located at 20 Overlea Boulevard in Thorncliffe Park, and will provide new and expansive religious, recreational and educational spaces for the community. Construction of the Islamic Centre is currently ongoing and Metrolinx continues to work with the Islamic Society to support their transition to the new space.

Public Realm Improvements (Pillar 4) are currently being discussed as part of the design of stations and the elevated guideway. Metrolinx is also seeking to enhance public reporting and transparency and is planning to release the second annual report on Community Benefits for the Subway Program, including the Ontario Line, in late 2025.

Public Engagement

Since the last Ontario Line Construction Update to NYCC, Metrolinx held two open houses for the Ontario Line North segment. On November 27, 2024, Metrolinx held an in-person open house regarding upcoming construction in the Flemingdon Park area. On October 2, 2025, Metrolinx held an in-person open house regarding upcoming construction in the Thorncliffe Park and OMSF area. In addition to the open house, the

⁹ <https://www.metrolinx.com/en/projects-and-programs/community-benefits>

Connect 6ix and Metrolinx teams hosted a guided walk of the perimeter of the future OMSF.

Construction Liaison Committees (CLCs) are forums for two-way communication and sharing of information related to Ontario Line construction activities for each specified area. Members include local community organizations, City staff, elected officials, and project team members. Over the past year, Metrolinx launched two CLCs for the Ontario Line North segment, bringing the total number of active CLCs for the Ontario Line to 13. The Thorncliffe Park CLC launched on November 28, 2024 and the Flemington Park and Don Valley CLC held its inaugural meeting on June 19, 2025. Both CLCs meet on a monthly basis and this has improved transparency around Ontario Line construction with the community, as well as provided an opportunity for local residents, City staff and elected officials to discuss construction impacts and concerns.

Metrolinx also continues to operate their Community Office in Thorncliffe Park, which is located at East York Town Centre at 45 Overlea Boulevard and open 9am-5pm from Monday to Friday. Members of the public are welcome to visit to ask Metrolinx staff questions or provide feedback on the construction.

2. Transit-Oriented Communities

Thorncliffe Park TOC Update

City Planning Division staff received the Thorncliffe Park TOC proposal in October 2023 as part of IO's second round of TOC proposals. City staff conducted a comprehensive technical review and provided feedback. Key issues were reported to Council in May 2024 through [PH12.5 Transit-Oriented Communities Status Update](#). More information can be found on the [City's TOC Program](#) website and [IO's Thorncliffe Park TOC webpage](#).

The TOC site is proposed to be developed with six towers, reaching heights of up to 56 storeys. The proposal includes over 2,600 new residential units, a 2,550-square-metre public park, and landscaped Privately Owned Public Spaces (POPS) throughout the site.

Since the City received the original TOC proposal, further discussions have been underway regarding the bus loop serving Thorncliffe Park station. A revised design is emerging from these negotiations which is anticipated to result in changes to that portion of the TOC which is east of Thorncliffe Park Drive. Specifics of these changes remain to be determined.

Next Steps

City staff, led by Transit Expansion Division and City Planning Division, will continue to advocate for and protect City interests through all stages of Metrolinx's and IO's project delivery. This includes reviewing designs, facilitating permits and approvals, and facilitating the resolution of construction and community issues that arise, and the need

for additional community engagement as the project progresses. City staff are guided by existing agreements between the City and Metrolinx, as well as Council directives.

City staff will report to NYCC with additional updates on the Ontario Line and TOC proposals in in Q3 2026.

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