

Construction Staging Area Time Extension - 1 Bloor Street West (Yonge Street at Bloor Street West)

Date: July 4, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 11, University-Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Yonge Street, City Council approval of this report is required.

One Bloor West Toronto Group (The One) Inc. on behalf of a new owner FAAN Advisors Group Inc. is constructing an 85-storey residential tower at 1 Bloor Street West. The site is located on the southwest corner of Yonge Street and Bloor Street West.

By way of background, Toronto and East York Community Council, at its meeting on November 25 and 26, 2020, approved the construction staging area on Balmuto Street from November 30, 2020 to November 30, 2022. In a separate meeting on March 10, 2021, Toronto and East York Community Council approved an extension of the construction staging areas on Yonge Street and Bloor Street West from September 1, 2020 to December 31, 2021. In a meeting on December 14 and 15, 2022, City Council approved an extension of the construction staging areas on Yonge Street, Bloor Street West and Balmuto Street, from December 14, 2022 to March 31, 2023. At the time, the developer indicated they would require the staging areas until June 30, 2025.

At its meeting on March 29, 2023, City Council approved an extension of the construction staging areas on Yonge Street, and Bloor Street West, from April 1, 2023 to June 30, 2025, however for Balmuto Street an extension was approved for only one year from April 1, 2023 to April 1, 2024. At a later meeting on July 24 and 25, 2024, City Council approved an extension request for the construction staging area on Balmuto Street from August 1, 2024 to February 1, 2026.

The developer is now requesting an extension for the duration of the construction staging on Yonge Street, as the development has experienced delays due to the project going into receivership and has undergone a transition of both development manager and construction manager.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Yonge Street for an additional 35 months, from August 1, 2025 to June 30, 2028 to allow for the construction of the development to be completed. It should be noted that the temporary covered and protected walkways within the closed southbound curb lane on Yonge Street and eastbound curb lane on Bloor Street West have been removed. Currently, pedestrian movements are maintained within the existing sidewalks, abutting the site.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. City Council authorize, for purposes of construction at 1 Bloor Street West the temporary closure of a 3 metre wide portion of the southbound curb lane, on Yonge Street, between Bloor Street West and a point 66 metres south, from August 1, 2025 to June 30, 2028, inclusive.
2. City Council direct the applicant to continue posting 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.
3. City Council direct the applicant to continue providing and installing 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.
4. City Council direct the applicant to continue sweeping the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
5. City Council direct the applicant to continue ensuring that the existing sidewalks or the proposed pedestrian walkway have proper lighting to ensure safety and visibility at all times of the day and night.
6. City Council direct the applicant to continue consulting and communicating 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 provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and the 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.

8. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and the 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.
9. City Council direct the applicant to continue installing appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
10. City Council direct that, Bloor Street West and Yonge Street be returned to their pre-construction traffic regulations and lane configurations when the project is completed.

FINANCIAL IMPACT

There is no financial impact to the City. Mizrahi Developments 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 temporary closures on Bloor Street West and Yonge Street, these fees will be approximately \$4,550,000.00.

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 closures on Yonge Street, these fees will be approximately \$59,000.00.

DECISION HISTORY

City Council at its meeting on July 24 and 25, 2024, adopted with amendments item - 2024.TE15.29, entitled "1 Bloor Street West (Balmuto Street) - Construction Staging Area Time Extension" and in so doing, authorized a construction staging area time extension on Balmuto Street from August 1, 2024 to February 1, 2026.
<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.29>

City Council, at its meeting on March 29, 2023, adopted Item TE3.23 entitled "1 Bloor Street West (Yonge Street and Balmuto Street) - Construction Staging Area Time Extension" and, in so doing, authorized a temporary closure for purposes of construction at 1 Bloor Street West, the temporary closure to vehicular traffic of a 5 metre-wide portion of the northbound curb lane and to pedestrian traffic on the east sidewalk on Balmuto Street, between a point 29 metres south of Bloor Street West and a point 12 metres further south, from April 1, 2023 to April 1, 2024, inclusive. As well as authorized the intermittent temporary closure to vehicular traffic of Balmuto Street, from the first public lane south of Bloor Street West to Bloor Street West, from April 1, 2023 to April 1, 2024, inclusive. Furthermore, City Council authorized for purposes of construction at 1 Bloor Street West the temporary closure to pedestrian traffic of the west sidewalk and to vehicular traffic of a three-metre-wide portion of the southbound curb lane, both on Yonge Street, between Bloor Street West and a point 66 metres south, from April 1, 2023 to June 30, 2025, inclusive.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE3.23>

City Council, at its meeting on December 14 and 15, 2022, adopted Item TE1.11 entitled "1 Bloor Street West (Yonge Street, Bloor Street and Balmuto Street)" and, in so doing, authorized the closure of a portion of the northbound curb lane and east sidewalk on Balmuto Street, the sidewalk and a portion of the southbound lane on Yonge Street, and the closure of the sidewalk and a portion of the eastbound lane on Bloor Street West, from December 14, 2022 to March 31, 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE1.11>

City Council, at its meeting on March 10, 2021, adopted Item TE23.57 entitled "Construction Staging Area Time Extension - 1 Bloor Street West, Phase 2 - (Yonge Street and Bloor Street West)" and, in so doing, authorized the closure of the sidewalk and a portion of the southbound lane on Yonge Street and the closure of the sidewalk and a portion of the eastbound lane on Bloor Street West, from September 1, 2020 to December 31, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.57>

City Council, at its meeting on November 25 and 26, 2020, adopted Item TE20.29 entitled "Construction Staging Area - 1 Bloor Street West (Balmuto Street)" and, in so doing, authorized the closure of the sidewalk and a portion of the northbound lane on Balmuto Street, from November 30, 2020 to November 30, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE20.29>

City Council, at its meeting on November 26 and 27, 2019, adopted Item TE10.27, entitled "Construction Staging Area Time Extension Phase 2 - Yonge Street and Bloor Street West -1 Bloor Street West" to extend the closure of the sidewalk and a portion of the southbound lane on Yonge Street and the closure of the sidewalk and a portion of the eastbound lane on Bloor Street West, until August 31, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE10.27>

City Council, at its meeting on October 2, 3 and 4 2017, adopted Item TE26.69 entitled "Construction Staging Area (Phase 1) Yonge Street and Bloor Street West (1 Bloor Street West)" and, in so doing, authorized the closure of the sidewalk and a portion of the southbound lane on Yonge Street and the closure of the sidewalk and a portion of the eastbound lane on Bloor Street West, from October 9, 2017 to October 31, 2019. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.69>

COMMENTS

Status of the Development

One Bloor West Toronto Group (The One) Inc. is constructing an 85-storey mixed-use residential tower at 1 Bloor Street West. The site is located on the southwest corner of Yonge Street and Bloor Street West. The development, in its completed form, will include an 86-storey high residential condominium building atop an eight-storey high retail podium. Retail uses will also be provided in a below grade concourse level. A four-level underground parking garage will be provided. The site is bounded by Bloor Street West to the north, Yonge Street to the east and existing commercial uses to the south and west.

Based on the information provided by the developer, the project has experienced delays due to the construction project going into receivership and has undergone a transition of both development manager and construction manager. While construction was able to proceed while the project went through the receivership handover process, some changes needed to be made to maintain the ability to continue with concrete pours, accommodate public access, and improve the flow of traffic across Bloor Street West.

Consequently, the delays have impacted the original construction schedule. At the time of this report, the developer is currently working the building envelope phase and interior finishes stage. Additional construction activities and associated timelines for the development are as follows:

- Above grade formwork: Ongoing to February 2026;
- Building envelope phase: Ongoing to June 2028, and;
- Interior finishes stage: August 2025 to June 2028.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, continued occupancy of the construction staging area on Yonge Street until June 2028 is essential to complete the development.

Construction Staging Area

Yonge Street

Construction staging operation will continue to take place within the 3 metre wide portion of the southbound curb lane on Yonge Street, between Bloor Street West and a point 66 metres south will continue be closed to accommodate construction vehicles deliveries for the development. A temporary walkway within the southbound curb lane is no longer required. Pedestrian movements are maintained within the exiting sidewalk that is equipped with lateral and overhead protection.

In 2021, a bicycle lane was installed on both sides of Yonge Street, from 150 metres north of Davisville Avenue to Bloor Street. Due to the construction staging operations on Yonge Street, the bicycle lane on the west side of Yonge Street, terminated north of Bloor Street West. As a result, people cycling must merge into the traffic lane. Advanced warning signage has been installed to inform both cyclists and motorists of the bike lane closure.

Bloor Street West

The previous closure of the south sidewalk, bicycle lane and eastbound curb lane on Bloor Street West, between Yonge Street and a point 49 metres west, is no longer required. As such, the existing sidewalk, bicycle and eastbound curb lane on the south side of Bloor Street West have reopened.

Overall, the existing construction staging areas are operating acceptably, and Transportations Services does not recommend any modifications to the area for the duration of the extension.

A drawing of the existing construction staging area is included 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 Yonge Street is not expected to conflict with the City's capital works projects.

Transportation Services is satisfied that the applicant has looked at all options to alleviate congestion at these locations.

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

CONTACT

Nathan Sham, Manager, Work Zone Coordination and Mitigation, Transportation Services, 416-338-5397, nathan.sham@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Existing Construction Staging Area Time Extension - 1 Bloor Street West (Yonge Street at Bloor Street West)

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