

Temporary Traffic and Parking Amendments - 980 Dufferin Street and 1141 Bloor Street West (Bloor Street West at Dovercourt Road, and Bloor Street West at Lansdowne Avenue)

Date: October 3, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 9, Davenport

SUMMARY

As Bloor Street West is classified as a major arterial street, City Council approval of this report is required.

Bloor Dufferin Holdings LP and Ontario Holdings Ltd is constructing an underground pedestrian tunnel connecting the existing Dufferin Street TTC station to the proposed 33-storey building located at 980 Dufferin Street and 1141 Bloor Street West. The tunnel will run north to south and will be situated on Bloor Street West, just west of the Dufferin Street and Bloor Street West intersection.

By way of background, City Council, at its meeting on February 5, 2025, adopted Item - 2025.TE19.22 and in so doing authorized a construction staging area at the northwest corner of Bloor Street West and Dufferin Street, from February 28, 2025 to January 31, 2026 to facilitate construction operations for Stage 1 of the TTC tunnel construction project. As part of the recommendations, eastbound and westbound left-turns were prohibited all times at the intersection of Bloor Street West and Dufferin Street to eliminate delays for the single lane of eastbound and westbound traffic.

The recommendations in this report are in addition to the above noted, Item - 2025.TE19.22 approved by the City Council on February 5, 2025. It should be noted that the above project has not yet commenced due delays in finalizing legal agreements. Therefore, upon expiry of the construction staging area permit, staff will submit a report to City Council requesting authorization to extend the permit duration.

While the eastbound and westbound left-turn at the intersection of Bloor Street West and Dufferin Street intersection are being prohibited, Transportation Services is seeking authorization to temporarily remove the existing eastbound-left and westbound-left turn prohibitions in effect 7:00 a.m. to 6:00 p.m. on Bloor Street West and Lansdowne Avenue, and westbound left-turns on Bloor Street West at Dovercourt Road, to provide road users with alternate locations to complete eastbound and westbound left turns.

The temporary amendments to the left-turn prohibitions on Bloor Street West at Dovercourt Road, and on Bloor Street West at Lansdowne Avenue are requested for a period of 21 months from November 30, 2025 to September 1, 2027.

RECOMMENDATIONS

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

1. City Council rescind the existing westbound-left turn prohibition in effect 7:00 a.m. to 6:00 p.m., except Sunday on Bloor Street West and Dovercourt Road.
2. City Council rescind the existing eastbound-left turn prohibition in effect 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday (streetcars excepted) on Bloor Street West and Lansdowne Avenue.
3. City Council rescind the existing westbound-left turn prohibition in effect 7:00 a.m. to 6:00 p.m., except Sunday on Bloor Street West and Lansdowne Avenue.
4. City Council rescind the existing parking machine regulation in effect from 7:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday at the rate of \$3.00 per hour for a maximum period of 3 hours on the north side of Bloor Street West, between Lansdowne Avenue and a point 65 metres further west.
5. City Council prohibit stopping at all times on the north side of Bloor Street West, between Lansdowne Avenue and a point 65 metres further west.
6. City Council rescind the existing accessible on-street loading zone on the north side of Bloor Street West between a point 49 metres east of Dovercourt Road and a point 9 metres further east.
7. City Council authorize an accessible on-street loading zone on the on the north side of Bloor Street West between a point 67 metres east of Dovercourt Road and a point 9 metres further east.
8. City Council rescind the existing parking machine regulation in effect from 7:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday at the rate of \$3.00 per hour for a maximum period of 3 hours on the north side of Bloor Street West, between Dovercourt Road and a point 76 metres east.

9. City Council direct that Bloor Street West 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. Bloor Dufferin Holdings LP and Ontario Holdings Ltd is responsible for all costs associated with the application of new pavement markings, and traffic and parking signage installation, including lost revenue from the parking machines.

The proposed dedicated left-turn lanes will require a temporary removal of nine parking machine spaces on Bloor Street West. Based on the projected duration of the proposed parking spaces removal the revenue loss will be \$12,000.00.

DECISION HISTORY

City Council on February 5, 2025 adopted Item - 2025.TE19.22 entitled " 80 Dufferin Street and 1141 Bloor Street West - TTC Tunnel Construction (Stage 1) - Construction Staging Area Time Extension" and in so doing approved without amendments a construction staging area on Bloor Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.22>

City Council on February 6 and 7, 2024 adopted item TE34.105, entitled "980 Dufferin Street / 1141 Bloor Street West - TTC Tunnel Construction (Stage 1 and 2) - Construction Staging Area" and in so doing, authorized a construction staging area at 980 Dufferin Street / 1141 Bloor Street West for TTC Tunnel Construction (Stage 1 and 2).

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE10.24>

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted Item MM47.88, and in so doing permitted the owner to apply for variances to Site Specific Zoning Bylaw 700-2021 (Ontario Land Tribunal) in respect of the lands municipally known as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street before the second anniversary of the first day on which Site Specific Zoning By-law 700-2021 (Ontario Land Tribunal) came into effect.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.MM47.88>

City Council, at its meeting on September 30, October 1 and 2, 2020, adopted Item MM24.10 and in so doing approved the acceptance of on-site parkland dedication as previously authorized in Item TE11.7 adopted by City Council on December 17 and 18, 2019 for the lands municipally known as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, with exception of the Garrison Trunk Sewer as previously permitted, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks and such other encumbrances, if any, where such encumbrances are deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such encumbrances will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.MM24.10>

City Council, at its meeting on December 17 and 18, 2019, adopted Item TE13.3 entitled -1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street -Official Plan Amendment and Zoning Amendment Application -Request for Directions Report.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.5>

COMMENTS

Existing Conditions

The subject section of Bloor Street West is characterized by the following conditions:

- It is a two-lane, east-west, major arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The daily two-way traffic volume is approximately 23,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by bus number 300A, 300B, 300S, 402,
- There are sidewalks located on both sides of the street
- Cycle tracks are provided on both sides of the road

The parking regulations on Dufferin Street in the vicinity of Dovercourt Road are as follows:

North side

- No stopping anytime between Dovercourt Road and a point 50 metres to the east
- Accessible loading zone between a point 49 metres east of Dovercourt Rd and a point 9 metres further east
- Beyond the accessible loading zone to the east there is posted parking machine regulation in effect 7:00 a.m. to 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. on Sunday, and 1:00 p.m. to 9:00 p.m. on Sunday
- West from Dovercourt Road there is no parking anytime between Dovercourt Road and a point 31 metres west, and no stopping anytime further west

South side

- No stopping anytime east from Dovercourt Road
- West from Dovercourt Road there is no stopping anytime from Dovercourt Road to a point 55 metres west, and further west there is a parking machine regulation allowing maximum 3 hours parking, from 7:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday

The parking regulations on Dufferin Street in the vicinity of Lansdowne Avenue are as follows:

North side

- No stopping anytime between Lansdowne Avenue and a point 45 metres east
- West from Lansdowne Avenue there is no stopping anytime between Lansdowne Avenue and a point 30 metres west. Further east there is a parking machine regulation allowing maximum 3 hours parking, from 7:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. on Sunday

South side

- No stopping anytime on the east and west sides of the intersection

Traffic Mitigation Measures

By way of background, the construction staging area would require the partial closure of the north sidewalk, closure of the westbound and eastbound bicycle lane, westbound traffic lane, and portion of the eastbound left-turn lane on Bloor Street West, between a point 4.8 metres west of Dufferin Street and a point 58 metres further west.

To maintain safe and efficient flow of traffic at the intersection, the following turn prohibitions are recommended:

- southbound right-turns be prohibited at all times;
- southbound left-turns be prohibited 7:00 a.m. to 7:00 p.m. (TTC vehicles excepted).
- eastbound left-turns and right-turns be prohibited at all times
- westbound left-turn right-turns be prohibited at all times (TTC vehicles excepted), and lastly
- northbound left-turns be prohibited at all times (TTC vehicles excepted).

Based on a secondary review, the eastbound and westbound left-turn restrictions will limit opportunities for motorists seeking to turn off Bloor Street West. It should be noted that many of the intersections upstream and downstream of Bloor Street West have existing left-turn restrictions in effect. The lack of opportunities to turn off Bloor Street West may result in traffic infiltration through local roadways.

In order to facilitate left-turn movements, Transportation Services recommends the temporary removal of the eastbound and westbound left-turn restrictions along Bloor Street West at Dovercourt Rd and at Lansdowne Avenue.

Bloor Street West and Dovercourt Road

The westbound left-turn restriction from 7:00 a.m. to 6:00 p.m., Monday to Saturday at the subject intersection will be temporarily removed. In order to accommodate the additional demand for eastbound and westbound left-turn movements (without negatively impacting traffic flow), a dedicated eastbound and westbound left-turn storage lane will be introduced. The temporary left-turn storage lanes will result in the removal of four machine spaces on Bloor Street West (two on the north side and two on the south side of the roadway). In addition, an accessible on-street loading zone on the north side of Bloor Street West, east from Dovercourt Road will be temporarily relocated to a point approximately 15 metres further east from its current location. The existing cycle tracks on both sides of Bloor Street West will be maintained at all times.

Bloor Street West and Lansdowne Avenue

Similarly, the eastbound and westbound left-turn restriction from 7:00 a.m. to 6:00 p.m., Monday to Saturday at the intersection of Bloor Street West and Lansdowne Avenue will be temporarily removed. A dedicated eastbound left-turn lane will be installed to facilitate displaced left-turn movements. The new temporary turn lane will result in the removal of five on-street parking spaces on the north side of Bloor Street West, west from Lansdowne Avenue. The existing cycle tracks on both sides of Bloor Street West will be maintained at all times.

To address the anticipated increase in traffic volumes at the subject signalized intersections, Transportation Services staff will actively monitor the traffic signals and make timing adjustments as necessary to enhance intersection performance and traffic flow.

Drawings of the proposed changes at the intersection of Bloor Street West and Dovercourt Road, and on Bloor Street West and Lansdowne Avenue are shown in Attachment 1 and Attachment 2.

A review of the City's Five-Year Major Capital Works Program indicates there are no capital works projects planned on Bloor Street West at Lansdowne Avenue, or Bloor Street West and Dovercourt Road.

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

CONTACT

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SIGNATURE

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Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Amendments to Traffic and Parking Regulations - Bloor Street West and
Dovercourt Road

Attachment 2: Amendments to Traffic and Parking Regulations - Bloor Street West and
Lansdowne Avenue

