

## **Construction Staging Area Time Extension - 980 Dufferin Street and 1141 Bloor Street West - TTC Tunnel Construction (Stage1)**

**Date:** November 7, 2025  
**To:** Toronto and East York Community Council  
**From:** Director, Traffic Management, Transportation Services  
**Wards:** Ward 9, Davenport

### **SUMMARY**

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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. 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 6, 2024, authorized a construction staging area on Bloor Street West, to facilitate construction staging operations for Stage1 of the project, from February 29, 2024 to December 31, 2024, inclusive. The developer has requested an extension of the duration of the construction staging area on Bloor Street West, as the site has encountered unforeseen delays obtaining approvals, coordinating final permits, legal agreements, and stakeholder signoffs required to begin the work. Consequently, the delays impacted the original construction schedule and start of the work has been deferred to February 2025.

At its meeting on February 5, 2025, City Council approved a time extension of the construction staging area on 980 Dufferin Street and 1141 Bloor Street West, from February 28, 2025, to January 31, 2026.

Presently, the developer is seeking an additional extension for the duration of the construction staging on 980 Dufferin Street and 1141 Bloor Street West as the project continues to experience delays. While the list of delays has been significantly reduced since the previous extension, the final legal agreements remain outstanding. Resolution of the final legal agreements are anticipated shortly, and the developer expects to commence early tunnel construction activities in December 2025 with major construction beginning in early 2026.

Furthermore, since the time of the original approval, the developer has modified the traffic management plan by reducing the width of the construction staging area, in order to maintain a 1.2 metre wide bicycle lane on the north side of the roadway. In addition, closure of the southbound right-turn lane will be required to support the enforcement of the right-turn prohibition at the intersection.

It should be noted that this report is for Stage 1 of the TTC tunnel construction project only. The remaining construction stages will be discussed in future staff reports.

In view of the above, Transportations Services is requesting authorization to extend the duration of the construction staging area, with minor revisions to the traffic management plan on Dufferin Street and on Bloor Street West, for an additional 12 months, from February 1, 2026, to February 1, 2027, in order to accommodate construction operations in Stage 1 of the project.

## **RECOMMENDATIONS**

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

1. City Council authorize the closure of the southbound right-turn lane on Dufferin Street, between Bloor Street west and a point 30 metres north, from February 1, 2026, to February 1, 2027 inclusive.
2. City Council authorize the continuation of the closure of the north side westbound bicycle lane, the north side westbound traffic lane, 1.5-metre-wide portion of the eastbound left-turn lane, and the south side eastbound bicycle lane on Bloor Street West, between a point 4.8 metres west of Dufferin Street and a point 58 metres further west, from February 1, 2026, to February 1, 2027 inclusive.
3. City Council continue to prohibit eastbound left-turns (buses excepted) at all times on Bloor Street West and Dufferin Street.
4. City Council continue to rescind the southbound left-turn prohibition in effect 7:00 a.m. to 6:00 p.m., except Sunday (buses excepted) at the intersection of Dufferin Street and Bloor Street West.
5. City Council continue to prohibit southbound left-turns from 7:00 a.m. to 7:00 p.m., except Sunday (buses excepted) at the intersection of Bloor Street West and Dufferin Street
6. City Council continue to rescind the existing northbound 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, except public holidays (TTC vehicles excepted) at the intersection of Dufferin Street and Bloor Street West.

7. City Council continue to prohibit northbound left-turns at all times (buses excepted) at the intersection of Dufferin Street and Bloor Street West.
8. City Council continue to prohibit westbound left-turns (buses excepted) at all times on Bloor Street West and Dufferin Street.
9. City Council continue to rescind the existing eastbound right-turn prohibition in effect 7:00 a.m. to 6:00 p.m., except Sunday (TTC vehicles excepted) on Bloor Street West and Dufferin Street.
10. City Council continue to prohibit eastbound right-turns at all times (TTC vehicles excepted) on Bloor Street West and Dufferin Street.
11. City Council continue to prohibit southbound right-turns at all times (TTC vehicles excepted) on Dufferin Street and Bloor Street West.
12. City Council continue to rescind the existing westbound right-turn prohibition in effect 7:00 a.m. to 6:00 p.m., except Sunday (TTC vehicles excepted) on Bloor Street West and Dufferin Street.
12. City Council continue to prohibit westbound right-turns at all times (TTC vehicles excepted) on Bloor Street West and Dufferin Street
14. City Council continue to rescind the existing parking prohibition in effect at all times on the west side of Dufferin Street, between a point 91.5 metres north of Bloor Street West and a point 53.5 metres further north.
15. City Council continue to rescind the existing stopping prohibition in effect 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays, on the west side of Dufferin Street, between a point 91.5 metres north of Bloor Street West and a point 53.5 metres further north.
16. City Council continue to rescind the existing parking prohibition in effect 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the west side of Dufferin Street, between a point 91.5 metres north of Bloor Street West and a point 53.5 metres further north.
17. City Council continue to prohibit standing at all times on the west side of Dufferin Street, between Bloor Street West and a point 145 metres further north.
18. City Council continue to rescind the existing accessible loading zone regulation in effect at all times, on the north side of Bloor Street West, between a point 5 metres east of Russett Avenue and a point 14 metres further east.
19. City Council continue to designate an accessible loading zone to be in effect at all times on the north side of Bloor Street West between a point 9 metres west of Russett Avenue and a point 14 metres further west.

20. City Council continue rescind the existing parking machine regulation in effect 7:00 a.m. to 9:00p.m. Monday to Friday.; 8:00 a.m. to 9:00 p.m. Saturday.; 1:00 p.m. to 9:00 p.m. Sunday, on the north side of Bloor Street West, between Russett Avenue and a point 23 metres further west.
21. City Council to direct the applicant to continue 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.
22. City Council to direct the applicant to continue construct and maintain a fully covered, 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).
23. City Council to direct the applicant to continue ensuring 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.
24. City Council to direct the applicant to continue 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.
25. City Council to direct the applicant to continue install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists' safety is considered at all times.
26. City Council to direct the applicant to continue 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.
27. City Council to direct the applicant to continue 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.
28. 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.
29. 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.

30. 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.

31. City Council direct that Bloor Street West and Dufferin Street 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**

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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 \$393,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Bloor Street and on Dufferin Street the city right-of-way occupancy permit fees amount to approximately \$315,000.00 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 traffic lane closures on Bloor Street and on Dufferin Street, these amount to approximately \$78,000.00.

## **DECISION HISTORY**

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At its meeting on October 22, 2025, City Council adopted item 2025.TE26.36, entitled "980 Dufferin Street and 1141 Bloor Street West (Bloor Street West at Dovercourt Road, and Bloor Street West at Lansdowne Avenue) - Temporary Traffic and Parking Amendments".

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE26.36>

At its meeting on February 5, 2025, City Council adopted item 2025.TE19.22, entitled "980 Dufferin Street and 1141 Bloor Street West - TTC Tunnel Construction (Stage 1) - Construction Staging Area Time Extension.

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

At its meeting on February 6, 2024, Toronto and East York Community Council 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**

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### **Status of the Development**

As part of the development, construction of underground pedestrian tunnel is required to connect the existing Dufferin Street TTC station to the proposed 33-storey building at 980 Dufferin Street. The tunnel will run north to south and will be located on Bloor Street West, just west of the Dufferin Street and Bloor Street West intersection.

Based on the information provided by the developer, while tunnel construction was scheduled to begin in 2024 the project has experienced a number of construction delays, which are listed below:

**Legal Agreements:**

- Coordination with City Legal related to License Agreements to build the tunnel on City property, which also required Council approval have taken most of 2024 to resolve and are required to begin construction

**TTC Coordination:**

- Multiple comment rounds with Wheel-Trans and TTC related to bus shelter relocations, temporary closure of Dufferin Station south entrance and relocation of Siamese connection
- Currently on TTC Technical Review #10 which is near completion, which will permit tunnel construction based on final detailed design drawings (began in 2022)

**Cycling Coordination:**

- Multiple drafts and meetings to revise Traffic Management Plans to accommodate west-bound bike lane
- Multiple rounds of comments across departments such as TTC and Transportation Services to confirm reduced lane widths in order to preserve bike lane and pedestrian walkways

**Piling & Shoring Agreements:**

- Multiple comment rounds with ECS and third-party agencies (Beanfield etc.) to clear utility conflicts and achieve engineering drawing sign-off on detailed design

The list of outstanding delays noted above has been significantly reduced since the previous extension, with only the final legal agreements remaining to be finalized. Resolution of the final legal agreements is anticipated shortly, and the developer expects to commence early tunnel construction activities in December 2025 with major construction beginning in early 2026.

**Stage 1 – North Side of the Tunnel (Bloor Street West)**

- Demolition: from February 2026 to March 2026;
- Excavation and shoring: from May 2026 to July 2026;
- Below grade formwork: from August 2026 to November 2026;
- Backfill and temporary road construction: from December 2026 to January 2027.

By way of background, City Council, at its meeting on February 6, 2024, directed Transportation Services to undertake and or explore the feasibility of several measures, to address cycling safety around the construction staging area. The proposed measures/investigations, along with staff findings are documented on the table below.

Proposed Measures/Investigations	Outcome
Investigate the feasibility of installing a Leading Bike Interval in the westbound direction on Bloor Street West at Dufferin Street, in order to provide people cycling with an advance head start, allowing them to begin riding before vehicles receive a green signal.	As mentioned above, the width of the construction staging area has been reduced to accommodate a dedicated and continuous bike lane around the construction staging on the north side of Bloor Street West. As such, the leading bike interval and bike box are no longer required.
Investigate the feasibility of installing a bike box in the westbound direction on Bloor Street West at Dufferin Street, in order to provide space for people cycling to wait in front of vehicular traffic at a red signal.	
Monitor usage of the closed road allowance and report back if reductions to the site footprint can be made that would enable the reinstatement of bikeways through the affected area.	
Investigate the feasibility of deploying traffic agents at Bloor and Dufferin to ensure the safety of all road users until the intersection is restored to its pre- construction condition, with costs to be borne by the applicant if possible.	Traffic Agent deployment is feasible; however, it is dependant on staff availability.
Investigate the feasibility of additional safety measures for people cycling in the eastbound direction on Bloor Street West at Dufferin Street, including but not limited to additional temporary pavement markings, reducing the posted speed limit through the work zone, and other best practices to ensure construction zone safety for vulnerable road users.	No additional measures are recommended at this time.
Monitor the movements of people cycling around the construction staging area at the intersection of Bloor Street West and Dufferin Street and provide monthly updates on cyclist safety assessments and photographs of site conditions and traffic controls, to the Ward Councillor to ensure the safety of all road users is not being compromised.	Monitoring of all road users at the intersection of Bloor Street and Dufferin Street are planned.

## **Construction Staging Area**

### **Stage 1 (February 28, 2025 to January 31, 2026)**

Stage 1 of the underground pedestrian tunnel construction will require 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.

It should be noted that since the time of the original approval the developer has modified the width of the construction staging area to accommodate a 1.2 metre wide westbound bicycle lane. In addition, closure of the southbound right-turn lane will be required to support the enforcement of the right-turn prohibition at the intersection of Dufferin Street and Bloor Street West.

Pedestrian movements on the north side of Bloor Street West will be accommodated with a 2.1 metre wide protected pedestrian walkway around the proposed construction staging area. On the south side of Bloor Street West pedestrians will be maintained with a minimum 2.1 metre wide covered and protected walkway within the existing sidewalk. In order to facilitate safe and efficient inbound and outbound turning manoeuvres from the construction site, it is recommended that the accessible on-street parking spaces be temporary relocated to the north side of Bloor Street West, just west from Russett Avenue. TTC stops will not be affected.

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-turns and right-turns be prohibited at all times (TTC vehicles excepted)
- northbound left-turns be prohibited at all times (TTC vehicles excepted)

## **Traffic Mitigation Measures**

To maintain efficient flow of traffic during construction, the developer will implement advance traffic control measures to inform approaching road-users of upcoming lane configuration changes and the proposed turn-restrictions at the intersection of Bloor Street West and Dufferin Street. In addition, to provide motorists with alternate locations to complete eastbound and westbound left-turns, modifications will be made at the signalized intersections of Bloor Street West at Lansdowne Avenue, and Bloor Street West at Dovercourt Road to accommodate eastbound and westbound left-turns.

Furthermore, Transportation Services staff will monitor the traffic control signals during construction and make timing adjustments as necessary to enhance performance and traffic flow.

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

A review of the City's Major Capital Works Program indicates that Toronto Hydro Electric System Ltd has underground electrical works planned in 2026 on Bloor Street West and on Dufferin Street.

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.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Proposed Construction Staging Area - 980 Dufferin Street and 1141 Bloor Street West

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