

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

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Congestion and Network 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 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.

City Council, at its meeting on July 23 and 24, 2025, City Council approved a time extension of the construction staging area on Yonge Street for the period from August 1, 2025 to December 31, 2026. While the applicant sought an extension from August 1, 2025 until June 30, 2028, the Council instead authorized a reduced period, concluding on December 31, 2026.

The developer is now requesting an extension of the duration of the construction staging area on Yonge Street, to allow for the project to be completed.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Yonge Street for an additional 18 months, from January 1, 2027, to June 30, 2028.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services recommends that:

1. City Council authorize the continuation of the closure of the 3 metre wide portion of the southbound curb lane on Yonge Street, between Bloor Street West and a point 66 metres south, from January 1, 2027, 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 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.
11. City Council authorize the appropriate City officials to submit directly to City Council at the appropriate time any necessary bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council direction, and to reinstate the traffic and parking regulations to what they were immediately prior to the date of the report on November 25 and 26, 2020 (Item 2020.TE20.29) and the report on November 26 and 27, 2019 (Item 2019.TE10.27) from the Director, Transportation Services once 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 \$2,093,000.00. An overview of these fees can be found below.

- Based on the area enclosed and time extension duration (January 1, 2027 to June 30, 2028) of the proposed closures on Yonge Street the city right-of-way occupancy permit fees amount to approximately \$2,020,000.00 including lost revenue from the parking machines.
- 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 time extension duration (January 1, 2027 to June 30, 2028), in conjunction with the length, and extent of the proposed lane closure on Yonge Street, the total applicable RoDARS fees are estimated to be approximately \$73,000.00.

DECISION HISTORY

City Council, at its meeting on July 23 and 24, 2025, adopted item 2025.TE24.41, entitled "1 Bloor Street West (Yonge Street at Bloor Street West) - Construction Staging Area Time Extension" and in so doing, authorized a time extension for the 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 December 31, 2026.
<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE24.41>

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.
<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 2020.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 2019.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>

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.

At the time of writing this report, the developer is currently working on the building envelope and interior finishing stages scheduled to be completed in June 2028. Additional major construction activities and associated timelines for the development are as follows:

- Yonge Street and Bloor Street, streetscaping to commence in Q3 2026;
- Tower Crane Removal targeting Q4 2026, and;
- Residential/Hotel Interior Works ongoing until Q3 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 until June 30, 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. Pedestrian movements are maintained within the exiting sidewalk with 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

Balmuto Street

The previous closure of the east sidewalk and a 5.0 metre wide portion of the northbound curb lane on Balmuto Street, between a point 29 metres south of Bloor Street West and a point 12 metres further south, is no longer required. Both the east sidewalk and the northbound lane have been restored to normal operations.

Bloor Street West

A covered and protected walkway has been established within the existing boulevard space on the south side of Bloor Street West.

Overall, the existing construction staging area is 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 Five-Year 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.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

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

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