TORONTO

REPORT FOR ACTION

Construction Staging Area Time Extension - 3755 Bloor Street West

Date: November 5, 2026
To: Etobicoke York Community Council
From: Director, Congestion and Network Management, Transportation Services
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

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

Multiplex Construction Canada is constructing the new Etobicoke Civic Centre located at 3755 Bloor Street West. The site is located on the southeast corner of Bloor Street West and Kipling Avenue.

By way of background, City Council, at its meeting on June 25 and 26, 2025, approved the subject construction staging area on Kipling Avenue for a period of 6 months, from June 30, 2025, to December 31, 2025. At its subsequent meeting of December 16 and 17, 2025, City Council approved a 12-month extension of the existing construction staging area and associated road occupancy on Kipling Avenue from January 1, 2026, to December 31, 2026.

Transportation Services is requesting authorization to extend the duration of the construction staging area on Kipling Avenue for an additional 15 months, from January 1, 2027, to March 31, 2028, to allow for the construction of the development to be completed.

RECOMMENDATIONS

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

1. City Council authorize the continued closure of the east sidewalk and the northbound right-turn lane on Kipling Avenue, between a point 20 metres south of Bloor Street West and a point 62 metres further south, and the provision of a temporary pedestrian walkway within the closed portion of the northbound right-turn lane, from January 1, 2027, to March 31, 2028, inclusive.

2. City Council authorize the continued closure of the northbound bicycle lane on the east side of Kipling Avenue, between Bloor Street West and Dundas Street West, from January 1, 2027, to March 31, 2028, inclusive.

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 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.

5. City Council authorize the appropriate City officials to submit directly to the 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's decision, and to reinstate 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) referred in Recommendations 1 and 2 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 $435,000.00. An overview of these fees can be found below.

- Based on the area occupied and the duration extension (from January 1, 2027 to March 31, 2028) of the proposed closures on Kipling Avenue, the City right-of-way occupancy permit fees amount to approximately $283,000.00 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 from January 1, 2027 to March 31, 2028, in conjunction with the length and extent of the proposed sidewalk and lane closures on Kipling Avenue, the total applicable RoDARS fees are estimated to be approximately $152,000.00.

DECISION HISTORY

At its meeting on December 16 and 17, 2025, City Council adopted with amendments Item 2025.EY27.7, entitled "3755 Bloor Street West - Construction Staging Area Time Extension" and in so doing, authorized a construction staging area on Kipling Avenue, from January 1, 2026, to December 31, 2026.
Agenda Item History - 2025.EY27.7

At its meeting on June 25 and 26, 2025, City Council adopted with amendments Item 2025.EY23.23, entitled "3755 Bloor Street West - Construction Staging Area" and in so doing, authorized a construction staging area on Kipling Avenue, from June 30, 2025, to December 31, 2025.
Agenda Item History - 2025.EY23.23

COMMENTS

Status of the Development

Multiplex Construction Canada is constructing the new Etobicoke Civic Centre consisting of nine buildings ranging from 2 to 16 storeys and a two-level underground parking garage located at 3755 Bloor Street West. The site is bounded by Bloor Street West to the north, Kipling Avenue to the west and Dundas Street West to the east and south.

At the time of writing this report, the developer is currently working on:

- The above-grade structural phase is anticipated to be completed in Q3 2027.
- The building envelope is anticipated to be completed in Q4 2027.
- Interior finishing works are expected to continue with completion anticipated in Q1 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 March 31, 2028, is essential to allow for the project to be completed.

Construction Staging Area

Subject to approval, the east sidewalk and the northbound right-turn lane on Kipling Avenue, between a point 20 metres south of Bloor Street West and a point 62 metres further south, will continue to be closed. These closures are required to support ongoing construction activities, including the loading and unloading of tower crane components, concrete trucks, and construction material delivery vehicles.

The existing closure of the bicycle lane on the east side of Kipling Avenue, between Bloor Street West and Dundas Street West, will remain in effect. Pedestrians will continue to be accommodated on the east side of Kipling Avenue through a 1.8 metre wide protected walkway within the closed portion of the northbound right-turn lane. Cyclists will continue to share the roadway with northbound traffic through the affected area. The existing stopping prohibition, in effect at all times, on both sides of Kipling Avenue will remain in effect for the duration of the construction staging operations.

A capacity analysis was received from the developer in February 2026 which determined that the existing construction staging area can continue to operate with minimal impacts on traffic. While some increases in delays and vehicle queues are expected during peak periods, traffic will continue to move through the Bloor Street West and Dundas Street West intersections without significant disruption. The study also found that no changes to the existing traffic signal timings are required. Based on these findings, the temporary reduction of northbound travel lanes on Kipling Avenue from three lanes to two lanes can continue to be accommodated until completion of the project.

Overall, the existing construction staging area is operating acceptably, and Transportation Services does not recommend any modifications to the area for the duration of the extension period. However, Transportation Services staff will continue to monitor traffic operations throughout the construction period and, where necessary, implement additional temporary traffic management measures to mitigate any impacts associated with the proposed lane closure in order to maintain the efficient movement of all road users.

A drawing of the existing construction staging area is included in Attachment 1.

A review of the City's Major Capital Works Program indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Kipling Avenue is not expected to conflict with the City's capital works projects A review of the City's Major Capital Works Program indicates that Toronto Water has planned watermain replacement works on Kipling Avenue, between Bloor Street West and Burnhamthorpe Road from April to December 2027. These works are anticipated to conflict with the existing construction staging area on Kipling Avenue south of Bloor Street West for the development at 3755 Bloor Street West. Transportation Services staff, together with the Capital Delivery and Coordination group, are coordinating with the Toronto Water and Multiplex Construction Canada to mitigate conflicts, and if required, explore deferring the watermain replacement works until the construction staging area has been removed from Kipling Avenue.

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

CONTACT

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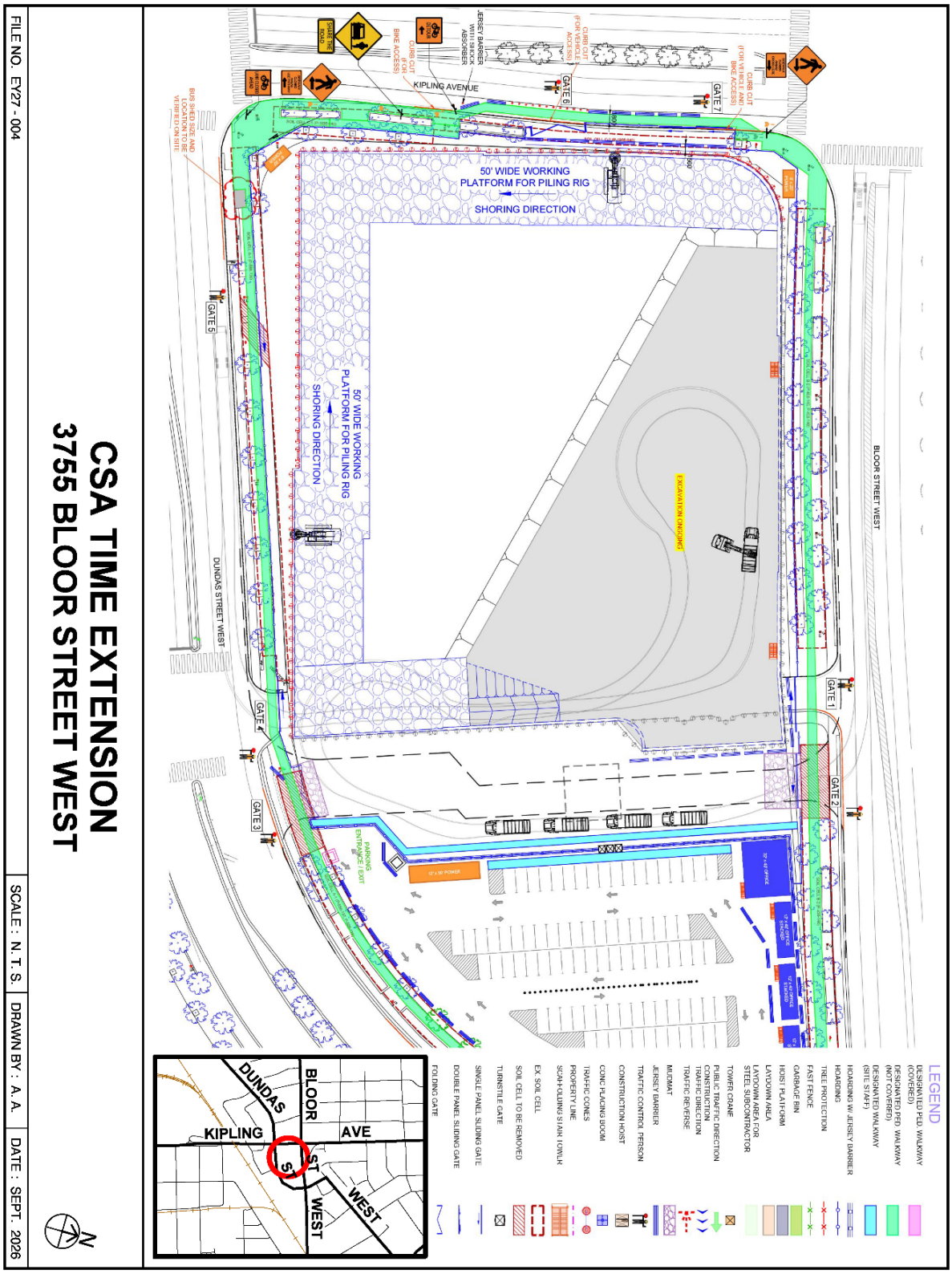
SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Existing Construction Staging Area - 3755 Bloor Street West


CSA TIME EXTENSION
3755 BLOOR STREET WEST
FILE NO. EY27 - 004
SCALE : N. T. S.
DRAWN BY : A. A.
DATE : SEPT. 2026
KIPLING AVENUE
BLOOR STREET WEST
DUNDAS STREET WEST
50' WIDE WORKING PLATFORM FOR PILING RIG
SHORING DIRECTION
EXCAVATION ONGOING
GATE 1
GATE 2
GATE 3
GATE 4
GATE 5
GATE 6
GATE 7
LEGEND
DESIGNATED PED. WALKWAY (COVERED)
DESIGNATED PED. WALKWAY (NOT COVERED)
DESIGNATED WALKWAY (SITE STAFF)
HOARDING W. JERSEY BARRIER
HOARDING
TREE PROTECTION
FAST FENCE
GARBAGE BIN
HOIST PLATFORM
LAYDOWN AREA
LAYDOWN AREA FOR STEEL SUBCONTRACTOR
TOWER CRANE
PUBLIC TRAFFIC DIRECTION
CONSTRUCTION TRAFFIC DIRECTION
TRAFFIC REVERSE
MUDMAT
JERSEY BARRIER
TRAFFIC CONTROL PERSON
CONSTRUCTION HOIST
CONC. PLACING BOOM
TRAFFIC CONES
PROPERTY LINE
SCAFFOLDING STAIR TOWER
EX. SOIL CELL
SOIL CELL TO BE REMOVED
TURNSTILE GATE
SINGLE PANEL SLIDING GATE
DOUBLE PANEL SLIDING GATE
FOLDING GATE
DUNDAS
BLOOR
KIPLING
AVE
ST
WEST
N