

55 BLOOR STREET WEST REDEVELOPMENT



\$120 million | 36 months | 280,000 sf | Construction Management

The project involved an expansion and redevelopment of the Manulife Centre located at 55 Bloor Street West in Toronto's Yorkville District. The building's footprint was expanded towards Bloor, Balmuto, and Bay Streets, with all entrances reconfigured and some existing tenant spaces redemised. The building envelope was renewed and a green roof was installed.

The building remained fully operational throughout the work, and a strong working relationship with City officials, tenants, and the surrounding community was required to ensure success. A pre-construction consultation took place with the City's Transportation and Public Works representatives, as well as surrounding utilities and business associations, to get their buy-in as neighbourhood stakeholders. This led to the decision to phase the work and maintain flexibility to accommodate leasing needs as the project progressed.

Coordination efforts also extended to the development and management of public access routes to the building offices, retail spaces and amenity spaces. Tenant coordinators were brought in to act as liaisons to both current and future tenants of the building. They held visual presentations for interested parties, producing graphic impact plans and progress reports to maintain transparency throughout the project.

