

## **Construction of Layby - Front of Premises No. 60 Harbour Street (Downtown)**

*(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)*

**The Toronto Community Council recommends that a by-law in the form of the draft by-law be enacted, and that the necessary Bill be introduced in Council to give effect thereto.**

The Toronto Community Council reports, for the information of Council, that pursuant to Clause 47 of Report No. 12 of the Toronto Community Council, headed "Construction of Layby – Front of Premises No. 60 Harbour Street (Downtown)", which was adopted by City Council on September 28 and 29, 1999, notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on October 18, October 25, November 1 and November 8, 1999, and no one addressed the Toronto Community Council.

**The Toronto Community Council submits the following Draft By-law from the City Solicitor:**

Authority: Toronto Community Council Report No. 12, Clause No. 47,  
as adopted by Council on September 28 and 29, 1999

Enacted by Council:

CITY OF TORONTO

BY-LAW No. 705-1998

To further amend former City of Toronto By-law No. 602-89, being "A By-law To authorize the construction, widening, narrowing, alteration and repair of sidewalks, pavements and curbs at various locations", respecting the alteration of Harbour Street consisting of the widening of the pavement on the north side of Harbour Street by the construction of a layby in front of 60 Harbour Street.

WHEREAS notice of a proposed By-law regarding the proposed alteration was published in a daily newspaper on October 18 and 25, November 1 and 8, 1999 and interested persons were given an opportunity to be heard at a public meeting held on November 9, 1999 and it is appropriate to amend the by-law to permit the alteration;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** Former City of Toronto By-law No. 602-89, being "A By-law To authorize the construction, widening, narrowing, alteration and repair of sidewalks, pavements and curbs at various locations", is amended:

(1) by inserting in Columns 1, 2, 3, 4, 5 and 6, respectively, of Schedule "B-2" (Pavement Widening) the following:

(Column 1 Street)	(Column 2 Side)	(Column 3 Width)	(Column 4 From)	(Column 5 To)	(Column 6 Drawing No./Date)
Harbour Street	North	from: __ m to: __ m	50 m west of Bay Street	a point approximately 36 m further west	421F-5447 dated August 1999

ENACTED AND PASSED this day of , A.D. 1999 .

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Mayor

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City Clerk

(Corporate Seal)

**The Toronto Community Council also submits Clause 47 of Toronto Community Council Report No. 12, headed "Construction of Layby – Front of Premises No. 60 Harbour Street (Downtown):**

(City Council on September 28 and 29, 1999, adopted this Clause, without amendment.)

**The Toronto Community Council recommends the adoption of the following report (September 3, 1999) from the Director, Transportation Services, District 1:**

Purpose:

To report on the construction of a layby on the north side of Harbour Street, in front of Premises No. 60 (Toronto Harbour Commission Building) in connection with a proposed renovation project.

Funding Sources, Financial Implications and Impact Statement:

All costs associated with this proposal are to be borne by the applicant (1306470 Ontario Limited - Harbour 60 Restaurant).

Recommendations:

(1) *That subject to the applicant paying all costs associated with the proposal, approval be given to alter sections of the roadway on the north side of Harbour Street, from a point*

*approximately 50 m west of Bay Street to a point approximately 36 m further west, for the construction of a layby as described below:*

“The construction of a layby on the north side of Harbour Street from a point approximately 50 m west of Bay Street to a point approximately 36 m further west, generally as shown on the attached print of Drawing No.421F-5447, dated August, 1999.”;

- (2) *That subject to City Council approval of the proposed layby, the existing stopping at anytime prohibition on the north side of Harbour Street be amended to permit standing in the layby on the north side of Harbour Street, from a point 50 m west of Bay Street to a point 36 m further west;*
- (3) That as a condition of approval, the applicant be required to convey to the City a 2 m by 36 m right-of-way to be added to the remaining sidewalk on the north side of Harbour Street to compensate for the sidewalk space to be lost by the construction of the layby, to ensure that the sidewalk runs continuous around the layby and further, that the sidewalk have a minimum width of 2 m; and
- (4) That the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

#### Comments:

The Toronto Port Authority (formerly the Toronto Harbour Commissioners) has entered into a commercial lease agreement with 1306470 Ontario Limited (Harbour 60 - Restaurant) to renovate the ground floor of the Toronto Harbour Commission Building, Premises No. 60 Harbour Street, for the purpose of operating a restaurant. As it is anticipated that much of the clientele of the restaurant will arrive during times that events are ongoing at the nearby Air Canada Centre, and in consideration of the fact that parking in the immediate vicinity is at a premium, the restaurant has requested that consideration be given to providing a layby on the north side of Harbour Street, from a point 50 m west of Bay Street to a point 36 m further west to accommodate a valet parking operation. The Toronto Port Authority, by letter dated July 13, 1999, has advised that it has no objection to the proposal, subject to the lessor obtaining all required approvals connected therewith and to bear any and all costs associated with the proposal.

Harbour Street, in the vicinity of Premises No. 60, is a 3 lane arterial roadway which operates one-way eastbound. On the north side, in front of the subject Premises, stopping is prohibited at anytime.

The proposed layby is shown on the attached print of Drawing No. 421F-5447 and commences at a point approximately 50 m west of Bay Street to a point approximately 36 m further west. This layby will accommodate 3 to 4 passenger vehicles. In light of the proposed valet parking operation, the existing stopping at anytime prohibition on the north side of Harbour Street should

be adjusted to prohibit standing at anytime within the limits of the proposed layby. Alternative loading/parking facilities are incorporated into the site, with parking available at the rear of the Toronto Harbour Commission Building via two driveways immediately to the west and east of the proposed layby.

The applicant should also be required to convey to the City a 2 m by 36 m right-of-way to be added to the remaining sidewalk on the north side of Harbour Street to compensate for the sidewalk space to be lost by the construction of the layby, to ensure that the sidewalk runs continuous around the layby and that the sidewalk has a minimum width of 2 m. It is noted that all costs associated with the construction of the layby and the sidewalk reconstruction/widening are to be borne by the lessor of the ground floor of Premises No. 60 Harbour Street.

The construction of the proposed layby as described above would constitute as an alteration to the public highway pursuant to the provisions of the Municipal Act. The intent of Council to enact a by-law to authorize any physical changes resulting in the alteration of the pavement configuration must be advertised and be subject to a public hearing.

This project would be pre-approved in accordance with Schedule A of the Class Environmental Assessment for Municipal Road Projects.

Contact Name and Telephone Number:

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District 1 (Central Area)  
Tel: (416) 392-7771

Insert Table/Map No. 1  
Harbour Street