

## **Emery Village BIA Streetscape Manual for Landowners Amendment**

<b>Date:</b>	April 2, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	General Manager, Economic Development, Culture and Tourism
<b>Wards:</b>	Ward 7
<b>Reference Number:</b>	

### **SUMMARY**

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On September 26-27, 2007, City Council approved in principle the Emery Village Business Improvement Area's (BIA's) Streetscape Manual for Landowners. The purpose of this report is to seek Council's approval for an updated Manual, amended in 2009, to reflect the expansion of the BIA and to add and update various technical details and design standards. The Manual establishes guidelines for property owners respecting the improvement of private property and is to be read in conjunction with the BIA's Capital Improvements Master Plan, approved in principle by Council in 2007.

### **RECOMMENDATIONS**

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**The General Manager, Economic Development, Culture and Tourism recommends that:**

1. Council approve the amended Emery Village Business Improvement Area (BIA) Streetscape Manual for Landowners, dated April 2, 2009, as a guideline for improvements to private lands within the BIA, and that such improvements to private property be implemented through the planning approval process as development applications come forward, provided the negotiated improvements are in accordance with applicable legislation.

## **Financial Impact**

The Emery Village BIA Streetscape Manual for Landowners is a multi-million dollar undertaking that will be implemented incrementally over many years. The costs of improvements undertaken to private property will be borne by the property owner and/or development applicants. In some instances, private property owners or development applicants may also cover the cost of improvements to the public right-of-way called for by the BIA's Capital Improvements Master Plan and the Emery Village BIA Streetscape Manual for Landowners.

There is also potential for the Emery Village BIA to undertake improvements to the adjacent public right-of-way in concert with improvements to private property, and that funding for such initiatives may be provided through the City's BIA Capital Cost-Share Program. In such instances, BIA projects will be evaluated in accordance with the Program Guidelines and annual funding availability.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

At its June 11, 2007, meeting, Council adopted the new City of Toronto Municipal Code, Chapter 19, Business Improvement Areas." At this meeting Council also recommended that the General Manager, Economic Development, Culture and Tourism, in consultation with the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, report to the Economic Development committee on the implementation of the Emery Village BIA Capital Improvements Master Plan.

Council subsequently adopted the Emery Village BIA Capital Improvements Master Plan and the Streetscape Manual for Landowners, in principle and without amendment, at its September 26-27, 2007, meeting.

## **ISSUE BACKGROUND**

The Emery Village BIA's Capital Improvements Master Plan and the Streetscape Manual for Landowners, prepared by Terraplan Landscape Architects, were originally approved by the BIA Board of Management on January 31, 2006. The Capital Improvements Master Plan establishes streetscape guidelines and specific design elements and treatments of the public road allowances within the BIA. The Streetscape Manual for Landowners provides similar guidelines to help ensure a seamless transition between public and private spaces.

At its September 26-27, 2007, meeting, Council approved the expansion of the Emery Village BIA boundaries to include properties south of Sheppard Avenue, west of Highway 400, north of Highway 401 and commercial and industrial properties east of

Weston Road. As a result, an amended Streetscape Manual for Landowners was adopted by the BIA Board at its January 21, 2009 meeting.

The amended Streetscape Manual for Landowners addresses the expansion of the BIA's boundaries and updates technical streetscape details and standards, such as those for continuous, in-ground tree pits. The Manual also establishes detailed designs for distinct areas within the BIA, including the historic village centre, mixed-use corridors, the industrial core, and promotes a BIA-wide initiative to introduce flagpoles as part of the BIA's streetscape theme.

With respect to implementation, the Manual recommends a circulation process for development applications which ensures the BIA has an opportunity to comment and encourage the implementation of the BIA's streetscape designs. As a result, applicants will be requested to submit an additional set of plans with those prescribed as part of the submission requirements for different types of development applications. The Manual also provides direction regarding matters such as encroachment agreements and contributions in lieu of capital improvements.

## **COMMENTS**

City staff is supportive of the proposed amended Emery Village Business Improvement Area Streetscape Manual for Landowners. A comprehensive amendment of the Emery Village BIA Capital Improvements Master Plan will be undertaken at a later date. In the meantime, both the Master Plan and the Manual for Landowners will continue to be read together since the revisions to the amended Manual for Landowners meet the general intention of the Master Plan. As well, until the Master Plan is amended to coincide with the Streetscape Manual, the Manual will provide the intended implementation details and standards where differences exist.

As first reported by staff in 2007, both the amended Streetscape Manual for Landowners and the Capital Improvements Master Plan will continue to be implemented by way of three streams:

- i) the development review process, through which City Planning staff can negotiate with applicants to implement improvements to private property and/or City-owned lands prescribed by the Manual or the Master Plan;
- ii) the City's BIA Capital Cost-Share Program for BIA improvement initiatives to City-owned lands, subject to program guidelines and funding availability; and
- iii) promotion of the Master Plan and Manual for Landowners to private property owners within the BIA, encouraging them to implement the designs and treatments recommended by the Plan and Manual, provided that no BIA funding is expended on improvements or maintenance to private property.

With respect to the development application circulation process recommended by the Manual, the process requests additional information in certain instances and an additional set of plans beyond the City's development application submission requirements.

## **CONCLUSION**

The Emery Village Business Improvement Area Streetscape Manual for Landowners provides detailed description of distinct and upscale streetscape improvements to be undertaken throughout the BIA.

Implementation of the improvements will take place over many years by way of the three implementation streams outlined above.

The development application circulation process recommended by the Streetscape Manual for Landowners has been reviewed by various City Divisions and their comments have been incorporated into the Manual to satisfy their requirements relating to the circulation and implementation processes.

It is therefore recommended that Council approve the amended Emery Village BIA Streetscape Manual for Landowners dated April 2, 2009, as guidelines for capital improvements within the BIA.

## **CONTACT**

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## **SIGNATURE**

Mike Williams, General Manager  
Economic Development, Culture and Tourism

## **ATTACHMENTS**

A copy of the Emery Village Business Improvement Area Streetscape Manual for Landowners is available for viewing in the City Clerk's Office