

bloor-yorkville

BUSINESS IMPROVEMENT AREA

CC 31.1.8
CITY CLERK'S OFFICE
SECRETARIAT SECTION

2013 MAR 20 P 2:10

March 20, 2013

City Clerk
City of Toronto - City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear City Clerk:

RE: CC31.1 March 21, 2013 City Council Road Alteration - Bay Street, South of Yorkville Avenue

ISSUE BACKGROUND

In 2003, the Bloor-Yorkville B.I.A. supported the installation of a lay-by on the west side of Bay Street south of Yorkville, in order to accommodate the anticipated increased traffic, which Pusateri's would bring to the area. We recognized that lay-bys do reduce pedestrian space on the sidewalks and create precarious conditions for cyclists, but at the time, it was felt that if the lay-by was not installed, then customers may be more inclined to stop in the live lane of traffic, which would be problematic. Our approval was provided with the caveat that Pusateri's would not install a patio on the Bay Street side of the property, as we did not want to see a further reduction of the pedestrian sidewalk. The lay-by was then installed and a shortly thereafter, Pusateri's installed a patio with permission from the City, creating a very tight 'pinch point'. A valet tent and planters have also been placed next to the doorways, which further narrows the sidewalk.

The removal of this lay-by is part of City of Toronto Major Capital Works project which spans from Bloor Street, north to Davenport Road. The area is scheduled for a watermain replacement and road reconstruction and this work is timed to coincide so that improvements to the street can be made at the same time.

Through their extensive consultation process, the City has received substantial support to remove the lay-by based on the sidewalk being far too narrow for safe passage, immediate proximity to a bike lane and the ongoing issue of car doors being opened into the paths of both pedestrians and cyclists.

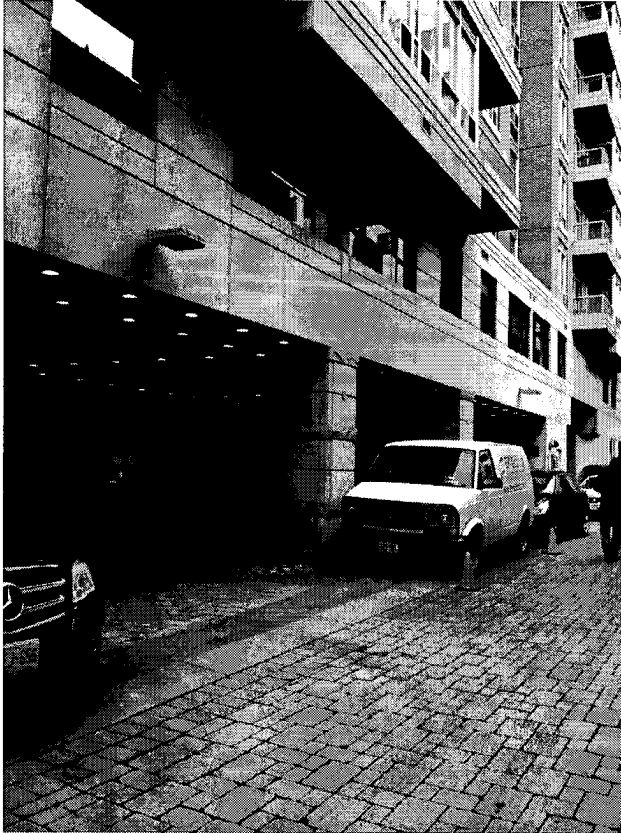
We have inserted 2 pictures showing the west side of the Minto-Yorkville building (61 Yorkville Avenue) which backs onto a public laneway that accommodates the residential entrance to the building and access to the underground parking garage. We agree with Councillor Wong-Tam's recommendations that this area poses an opportunity to operate the valet service from this area, which will allow a widened sidewalk along Bay Street and allow Pusateri's to maintain their valet service

WE RECOMMEND:

- 1) that the Bay Street lay-by be removed and the Bay Street alterations proceed as planned;
- 2) that Minto Properties assist their tenant Pusateri's, by sharing the loading area on the west side of the building, which is immediately adjacent to Pusateri's store and the lobby of the Minto suites;



- 3) that one valet parking service be offered to both customers of Minto Suites and Pusateri's from this location;
- 4) that Pusateri's commence a campaign to notify their customers of the *new loading zone area* and have it implemented and operating before the removal of lay-by takes place later in the summer.



Minto-Yorkville residential access March 20, 2013: view looking south and north respectively

Thank you for taking our comments into consideration on this matter.

Sincerely,

Ron Palmer, BES, MCIP, RPP
Chair – PPUD Committee