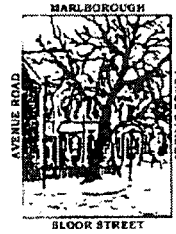


Submitted by Councillor Wong-Tam MM33.24.3

ABC Residents' Association  
[abc.abcra@gmail.com](mailto:abc.abcra@gmail.com)  
P.O. Box 83519 87 Avenue Road  
Toronto, Ontario M5R 3T6



Thursday, April 25, 2013

Councillor Wong-Tam  
City of Toronto - City Hall  
100 Queen Street West Toronto, ON  
M5H 2N2

**RE: Bay Davenport Yorkville Road Reconstruction Project – West side of Bay, South of Yorkville**

Dear Councillor Wong Tam,

ABC Residents' Association has worked with the City, Bloor-Yorkville BIA, GYRA and other groups over the past few years to improve this stretch of Bay Street to better vehicular and pedestrian traffic and to enhance the public realm in this area.

After careful consideration and review of the report by LEA Consulting Ltd. ABC (Avenue Bay Cottingham) Resident's Association fully supports the removal of the lay-by south of Yorkville on the East side of Bay as in the proposed plans for the Bay Davenport Yorkville Road Reconstruction Project.

The lay-by is currently used as short term parking exclusively for Pusateris clientele and not as a true car valet service.

Option 6 in the LEA report does not solve the "pedestrian squeeze" the lay-by currently creates and the lack of separation and pavement distinction between vehicular and pedestrian is not a viable solution on this fast moving high traffic major arterial road.

Option 3 in the LEA report is the most viable with an efficient car valet service and policing of Genoa Street (formerly Genoa Lane). 94 Cumberland Avenue's development application assured there is and would be adequate capacity to facilitate loading and services for all properties abutting Genoa Street.

ABC Resident's Association believes the public benefit of a full sidewalk is a necessity in this area to accommodate the increased number of residents and visitors over the last ten years. We look forward to a renewed Bay Streetscape.

Sincerely,

Linda Chu,  
ABC Resident's Association

## Councillor Wongtam - Bay Street Lay-By & Pusateri

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**From:** Gee Chung / GYRA <gcmbm@sympatico.ca>  
**To:** "Councillor Kristyn Wong-Tam" <councillor\_wongtam@toronto.ca>  
**Date:** 4/19/2013 12:32 PM  
**Subject:** Bay Street Lay-By & Pusateri  
**CC:** "Melissa Wong EA Councillor Wong-Tam" <mwongb@toronto.ca>, "John Caliendo" <jcaliendo@rogers.com>, "Briar de Lange BYBIA" <briar@bloor-yorkville.com>, "Suzanne Hajda Urban Design Co-ordinator BYBIA" <urbandesign@bloor-yorkville.com>, "Walk Toronto Dylan Reid" <dylan.reid@sympatico.ca>, "Jacqueline White, Transportation Services" <jwhite@toronto.ca>

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# GYRA

THE GREATER YORKVILLE RESIDENTS' ASSOCIATION

Councillor:

GYRA supports Option 3 "Use the Minto residential driveway for valet parking" contained in the Pusateri's Fine Foods LEA Consulting Report dated April 12, 2013, as being the obvious and practical solution. To correct any misconception arising from Wednesday's meeting wherein I heard the Minto representative refer to his building as a "condo" – the Minto building is a luxury rental building with valet parking, and room service courtesy of Pusateri's. It should be noted Genoa Lane will not experience much additional "exiting" residential traffic when the Minto 94 Cumberland Street condominium building is built and functioning. GYRA member 80 Cumberland withdrew its appeal at OMB regarding 94 Cumberland creating disruption and congestion, in return for Minto agreeing to pay costs for 80 Cumberland residents direct exit onto Cumberland, thus freeing Genoa Lane for Minto's 94 Cumberland residents to exit with minimum disruption and congestion.

GYRA rejects Option 6 "moveable bollards" on the grounds the bollards will pose a danger for the visually impaired; be potentially hazardous for pedestrians when no vehicles are in the lay-by and they proceed to walk in that space, and risk being hit by vehicles entering the lay-by from behind; small children will be placed at risk not knowing exactly where they should walk, and when they should walk; and last but not least, moving the bollards during Pusateri's shuttered hours – from nightfall to dawn – to provide pedestrians with more sidewalk space, is of no benefit to our community. Stating the obvious, it should be noted the majority of pedestrian traffic occurs during day light hours, when offices and retail establishments are open along Bay Street. And, not forgetting cyclists in the bike lane already face a constant threat of being doored by vehicles in the lay-by.

GYRA agrees with Councillor's opinion that it is not good City policy to allow a private enterprise to retain a lay-by when the TTC readily agreed to the removal of their lay-by, a few metres south of the Pusateri lay-by. GYRA requests the City act in the best interests of the greater good, i.e. the increased and increasing number of pedestrians resulting from intensification, and not pander to the comparatively few who use the lay-by. The lay-by is counter to City's Streetscape Manual emphasis on design quality and amenity in the pedestrian realm.

Sincerely,  
Gee Chung

**THE GREATER YORKVILLE RESIDENTS' ASSOCIATION**  
[www.GYRA.ca](http://www.GYRA.ca) [info@gyra.ca](mailto:info@gyra.ca)



## Bay Cloverhill Community Association

303-887 Bay St., Toronto, ON M5S 3K4

e-mail: [info@baycloverhill.ca](mailto:info@baycloverhill.ca)

[www.baycloverhill.ca](http://www.baycloverhill.ca)

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Kristyn Wong-Tam, Councillor  
City Hall

5 May 2013

**Re: Bay Street Lay-By**

Dear Councillor Wong-Tam:

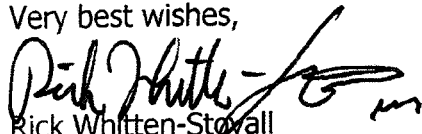
Councillor:

The Bay Cloverhill Community Association (BCCA) supports GYRA in their support of Option 3 "Use the Minto residential driveway for valet parking" contained in the Pusateri's Fine Foods LEA Consulting Report dated April 12, 2013, as by far the most sensible solution to the problem.

The BCCA is interested in having sidewalks in our neighbourhood that are accessible to all whatever our age and physical ability. The current lay-by is a danger to cyclists riding south on Bloor, they in constant danger of being "doored."

We ask that the city act in the interest of the many pedestrians and cyclists who live and work in and around Bay St. and remove the Pusateri Lay-by.

Very best wishes,

  
Rick Whitten-Stovall  
External Vice President, BCCA



**CHURCH WELLESLEY  
NEIGHBOURHOOD ASSOCIATION**

Representing the residents of the Church  
Wellesley area of Downtown Toronto

[info@cwna.ca](mailto:info@cwna.ca)  
[www.cwna.ca](http://www.cwna.ca)  
c/o 86 Gloucester St. P.H. 1,  
Toronto, Ont.  
M4Y2S2

May 7, 2013

Re: Bay Street Lay-By

Dear Councillor Wong-Tam:

The Church Wellesley Neighbourhood Association (CWNA) supports the position taken by GYRA on Pusateri's Fine Foods Bay Street Lay-By. Option 3 "Use the Minto residential driveway for valet parking" (contained in the Pusateri's Fine Foods LEA Consulting Report dated April 12, 2013), is the least objectionable way to continue providing valet service for this private business.

CWNA is interested in having sidewalks in our neighbourhood that are accessible to those of all ages and to those with limited mobility. The current narrow sidewalk makes it difficult for many to walk south on the west side of Bay Street. And the current lay-by is an observed danger to cyclists riding south on Bay - they are in real danger of being "doored."

We ask that the city act in the interest of the many pedestrians and cyclists who live and work in and around Bay St. and remove the Pusateri Lay-by.

Very best wishes,

A handwritten signature in black ink, appearing to be 'SL', is positioned below the text 'Very best wishes,'.

Steve Lough  
President

# bloor-yorkville

## BUSINESS IMPROVEMENT AREA

April 24, 2013

Councillor Wong-Tam  
City of Toronto - City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Dear Councillor Wong Tam:

**RE: Road Alteration - Bay Street, South of Yorkville Avenue – LEA Consulting Ltd. Report**

We commend the direction that the Councillor and City Staff has taken for this section of Bay Street, where the goal is to achieve a higher urban design principle and broader objective to create an animated, more pedestrian friendly space, which will be created with:

- new hard and soft scape sidewalk improvements;
- the introduction of a traffic light at Cumberland Street; and,
- a future patio at the Four Seasons Hotel.

Given the intense level of residential development currently in place, under development and/or approved, along with consideration of many future developments, the Bay-Yorkville and Bay Cumberland intersections will both become a extremely busy and important pedestrian conduits.

Further to our letter to Toronto City Council on March 20, 2013, we have reviewed the LEA Consulting Ltd report on the above noted matter. We do not agree with the Consultant's recommended Option 6 for the main reasons that for the better part, of any given day, the side walk will still be used largely for cars and a logical neighbourhood option exists through Option 3, provided that a professional, well managed valet service is put in place. The photos offered of Brussels, as an example of Option 6 show the same pedestrian 'squeeze' situation that already exists and offers no improvement to the pedestrian experience. Bollards will also pose a challenge to those with visual impairments.

Not presented in the report is the magnitude of impact assessment, nor does it address that if the Valet Parking was moved to Genoa Street, with proper management of space, that it is incumbent of the user to manage that space, which will cater to their needs and that any logistical issues can be sorted out.

Importantly, it must be noted that the current lay-bay does not function as a facilitator of a valet service, nor is it seen as a facility available to customers of other stores or services along this stretch of Bay Street. It does function as short term parking, lorded over by an attendant who insists on exclusive use by Pusateri's customers.



55 Bloor Street West, Suite 220, Toronto, Ontario M4W 1A5 TEL 416.928.3553 FAX 416.928.2034