

Olde East York Village – Hydro Pole Relocation – Status Report

Date:	February 15, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 31 – Beaches-East York
Reference Number:	18 112776 STE 31 OZ

SUMMARY

This report advises Toronto and East York Community Council of the status of plans to relocate a Toronto Hydro pole located in the public sidewalk in front of 1009 Coxwell Avenue.

RECOMMENDATIONS

The City Planning Division recommends that:

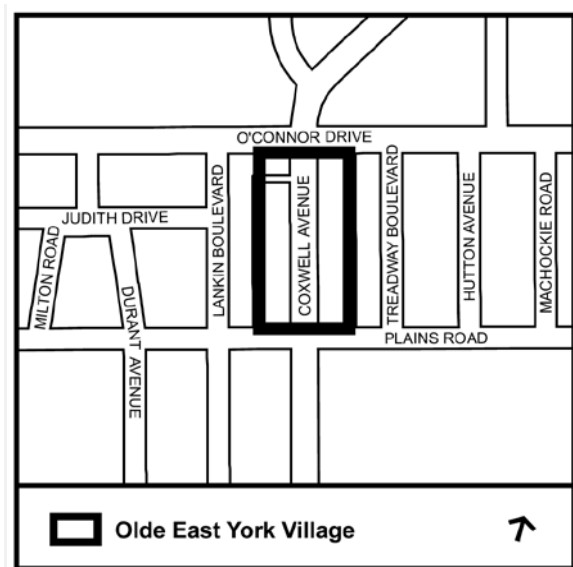
1. Toronto and East York Community Council receive this report for information.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On, November 15, 2016 Toronto and East York Community Council adopted item TE20.74 directing the Director, Community Planning, Toronto and East York District, in consultation with the Deputy City Manager, Cluster B, to request and expedite the removal and relocation of the parking meters and hydro pole(s) from in front of



1009 Coxwell Ave., working with the property owner, the LCBO, Toronto Parking Authority and Toronto Hydro to ensure the public realm in front of 1009 Coxwell Avenue achieves the objectives of the City's guidelines and standards.

Toronto and East York Community Council also directed staff to review existing and new public realm plans for Olde East York Village including options for reconfiguration of the public right-of-way adjacent to 1009 Coxwell Avenue, which would improve safety and minimize the loss of parking spaces, in consultation with local businesses, residents and local Councillors. Details of the motion can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.74>

At its meeting of January 31 and February 1, 2018, City Council adopted recommendations of Toronto and East York Community Council to amend Zoning By-law 6752, for all properties located in Olde East York Village: odd and even numbers between 955 to 1068 Coxwell Avenue; 521 and 561 O'Connor Drive; and even numbers between 386 to 394 Plains Road, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4 to the report (December 15, 2017) from the Acting Director, Community Planning, Toronto and East York District, to require a minimum 3-metre setback of buildings from the front property line.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.8>

ISSUE BACKGROUND

In 2016, the City issued a Statement of Approved for a one-storey commercial building at 1009 Coxwell Avenue (the "LCBO") with respect to Site Plan Application number 2011 137713 STE 31 SA. During site plan review, planning requested a greater front yard setback but did not achieve the required revision. The building is now constructed and it is clear that the development has an inappropriate relationship to the public realm and is not consistent with the built form character of Olde East York Village.

The majority of the LCBO building has a front yard setback of 0.6 metres, in compliance with East York Zoning By-law 6752. (A small portion of the building has a setback of 0.0 metres, in accordance with a minor variance approved by the Committee of Adjustment.) The front setback condition is significantly less than the 3.0 metres that is found throughout the rest of Olde East York Village. The front yard condition in front of the LCBO site does not provide sufficient clearance for two way pedestrian traffic.

A pre-existing Toronto Hydro pole is located in the sidewalk in front of the building. The 0.6 metre setback and the hydro pole have created a particularly awkward pinchpoint for the pedestrian clearway in front of the building. The distance from the hydro pole to the face of the building is approx. 1.6 metres, so that the pedestrian clearway is only about 1.0 metre, supplemented by a 0.6 metres setback paved in brick. City guidelines would typically seek a 2.1 metre clearway for this type of street. As noted above, at its meeting of November 15, 2016 Toronto and East York Community Council adopted item

TE20.74 directing the Director, Community Planning, Toronto and East York District, in consultation with the Deputy City Manager, Cluster B, to request and expedite the removal and relocation of the hydro pole from in front of 1009 Coxwell Avenue.

COMMENTS

City Planning staff have worked with Toronto Hydro to determine potential locations for the relocated hydro pole, which will replace the need for two existing poles. Ultimately, streetscaping associated with the requested public realm plan for Olde East York Village will incorporate the relocated hydro pole.

City Planning staff have met with a representative of the owner of 1009 Coxwell Avenue to request a financial contribution to the relocation of the hydro pole. The request was declined.

City Planning and Transportation Services staff are engaged to determine how to share the cost of the new hydro pole using their respective divisions' capital funding sources for planned streetscape and public realm improvements. Staff will initiate installation of the pole with Toronto Hydro once funding arrangements are finalized.

A Toronto Parking Authority kiosk also obstructed the pedestrian clearway at the time that the new LCBO building was constructed. This kiosk has subsequently been relocated.

As noted in the Decision History of this report, City Council at its meeting of January 31 and February 1, 2018, adopted recommendations of Toronto and East York Community Council to amend the zoning by-law for all properties located in Olde East York Village to require a minimum 3-metre setback of buildings from the front property line. The Zoning By-law amendment will prevent similar circumstances as a result of future development.

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SIGNATURE

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