

Date: March 31, 2026

To: Toronto and East York Community Council

From: Mike Barnet, Director, Enforcement and Street Management

Re: Mirvish Village - Parking and Traffic Amendments (Delegated) - Ward 11, University-Rosedale

Transportation Services has been requested by the Ward 11 Councillor to provide recommended wording for recommendations they plan to present to the April 1, 2026 meeting of Toronto and East York Community Council. Staff request that this memorandum accompany the member's submission.

This memorandum is about a matter that Community Council has delegated authority from City Council to make a final decision.

Summary

- X Staff **support** the draft recommendations provided below
- Staff **do not support** the draft recommendations provided below
- Staff do not have sufficient data and/or time to determine if the draft recommendations provided below can be supported by staff, at this time.

Draft Recommendations

1. *Toronto and East York Community Council rescind the existing standing prohibition in effect at all times on both sides of Markham Street, between Bloor Street West and a point 48.8 metres south.*
2. *Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the east side of Markham Street, between a point 48.8 metres south of Bloor Street West and Lennox Street.*
3. *Toronto and East York Community Council rescind the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. on Sunday, on the west side of Markham Street, between a point 48.8 metres south of Bloor Street West and a point 9 metres north of Lennox Street.*
4. *Toronto and East York Community Council designate Markham Street, between Lennox Street and Bloor Street West, as a one-way for northbound traffic only.*

5. *Toronto and East York Community Council prohibit stopping at all times on the east side of Markham Street, between Lennox Street and Bloor Street West.*
6. *Toronto and East York Community Council prohibit stopping at all times on the west side of Markham Street, between Lennox Street and a point 19 metres north.*
7. *Toronto and East York Community Council designate a passenger loading zone to be in effect at all times, on the west side of Markham Street, between a point 19 metres north of Lennox Street and a point 29 metres further north.*
8. *Toronto and East York Community Council prohibit stopping at all times on the west side of Markham Street, between a point 48 metres north of Lennox Street and a point 56 metres further north.*
9. *Toronto and East York Community Council designate a Delivery Vehicle Parking Zone to be in effect at all times for a maximum period of 10 minutes, on the west side of Markham Street, between a point 104 metres north of Lennox Street and a point 23 metres further north.*
10. *Toronto and East York Community Council prohibit stopping at all times on the west side of Markham Street, between a point 127 metres north of Lennox Street and Bloor Street West.*
11. *Toronto and East York Community Council prohibit westbound left-turns at all times at the intersection of Lennox Street and Markham Street.*
12. *Toronto and East York Community Council rescind the existing compulsory stop control for southbound traffic on Markham Street at Lennox Street.*

Mirvish Village Redevelopment includes properties municipally known as 571-597 Bloor St W, 742-754 and 760-782 Bathurst St, 26-38 Lennox Street, and 581-603 and 588-612 Markham Street with frontage on Bloor Street W, Bathurst Street, Lennox Street, and Markham Street. The owner of the project is Westbank Project Corp, and the corresponding site plan application no 17 187476 STE 19 SA. The proposed mixed-use development includes several mid-rise and tall buildings, ranging from 2 storeys to 27 storeys.

The development includes public realm improvement consisting of expanding the boulevard on Markham Street by narrowing down the travelled portion of the roadway for a one-way operation. Furthermore, a private east-west driveway under public vehicular easement has been established south of Bloor Street West, between Bathurst Street and Markham Street.

The required parking and traffic amendments on Markham Street, between Lennox Street and Bloor Street West, are as follows:

- This roadway will operate in a one-way northbound direction.
- Stopping will be prohibited at all times on the east side of the street
- On the west side of the street, curbside activities will only be permitted within two constructed lay-bys. A 10-minute delivery zone that will operate at all times is recommended in one lay-by, and a Passenger Loading Zone that will also operate at all times is recommended for the other lay-by.

These traffic and parking amendments will address requirements of the site plan agreement for the newly developed mixed-used development (Mirvish Village) on Markham Street. The amendments will meet new street configurations and operational needs for the corridor. The implementation will accommodate anticipated pedestrian and vehicular volumes while providing a safe environment for all users.

The completion of construction and traffic access on Markham Street is scheduled for the middle of April 2026. As a standard condition of a development site plan approval process, the applicant must contact Transportation Services six months prior to completion for staff to prepare the necessary report to Community Council for by-law approval of traffic and parking amendments. This by-law approval is being expedited because this condition was not included in the site plan application process by Development Review.

A companion Technical Memorandum, "Mirvish Village – Traffic Amendments (Non-Delegated) - Ward 11, University-Rosedale" dated April 1, 2026, outlines the required non-delegated traffic amendments for the location on Bathurst Street, which has TTC service.

Financial Impact

The cost for the implementation of the proposed parking and traffic amendments will be borne by the owner, Westbank Project Corp and has been secured through Site Plan Control Application No. 17 187476 STE 19 SA. We expect the costs associated with approving the draft recommendations above is as follows:

- \$6,700.00 estimated signage costs
- \$64,298.23 cost estimate for the annual loss of revenue of twelve pay-and-display on-street parking spaces

Contact

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