



March 31, 2026

Mirvish Village – Traffic Amendments (Non-Delegated)

Dear Toronto and East York Community Council members:

SUMMARY:

The 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.

This motion is to implement components of the approved 2021 site plan agreement with Westbank Project Corp. The following are the required turn prohibitions that will operate at all times:

- Bathurst Street and the private driveway at 758 Bathurst Street – _Southbound right-turns
- Bathurst Street and the private driveway at 758 Bathurst Street – _Northbound left-turns

As part of this new development, Markham Street, between Lennox Street and Bloor Street West, will operate one-way in a northbound direction. This development will also incorporate a new private east-west driveway located south of Bloor Street West, between Markham Street and Bathurst Street. This private driveway will operate one-way in an eastbound direction. The implementations of these turning prohibitions will help reinforce the designated traffic operation surrounding the new mixed-use development (Mirvish Village) and will help deter motorists from making unsafe turns.

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.

Recommendation:

It is recommended that:

1. City Council prohibit northbound left turns at all times on Bathurst Street and the private driveway at 758 Bathurst Street, located on the west side of Bathurst Street, approximately 72 metres south of Bloor Street West.

2. City Council prohibit southbound right turns at all times on Bathurst Street and the private driveway at 758 Bathurst Street, located on the west side of Bathurst Street, approximately 72 metres south of Bloor Street West.

Attachment 1 - Technical Memorandum from the Director, Enforcement and Street Management on Mirvish Village - Parking and Traffic Amendments (Non-Delegated)