

Transportation Services
Enforcement and Street Management
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Date: March 31, 2026

To: Toronto and East York Community Council

From: Mike Barnet, Director, Enforcement and Street Management

Re: Mirvish Village - Traffic Amendments (Non-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.

As the Toronto Transit Commission (TTC) operates a transit service on Bathurst Street, City Council approval of the recommendation(s) in this memorandum is required.

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. *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.*

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.

In accordance with the approved site plan agreement from 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.

A companion Technical Memorandum, "Mirvish Village - Parking and Traffic Amendments (Delegated) - Ward 11, University-Rosedale", dated April 1, 2026, outlines the required delegated parking and traffic amendments for Markham Street, which does not have TTC service.

Financial Impact

The cost for the implementation of the proposed 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 will be approximately \$1,000.00.

Contact

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