



## Bay Cloverhill Community Association

62 Wellesley Street West, #401, Toronto, ON M5S 3L2

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

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

---

January 6, 2018

Councillor Wong-Tam  
City of Toronto,  
2nd fl., City Hall, Suite A5  
100 Queen Street West  
Toronto, ON M5H 2N2

Re: Use of \$66 million Ward 27 Section 37 Funds for Streetscape Projects

Dear Councillor Wong-Tam:

In December 2017 the media reported that the current Section 37 balance for Ward 27 is \$66 million. The BCCA is aware that some of these funds are earmarked to major capital projects such as the revisioning of Yonge Street between Queen Street and College Street.

The BCCA, as you are aware, has a rapidly growing population along with being a grossly parkland deficient area. Our streets are defacto parks for many families, seniors and dog walkers. We request the use of Section 37 funds in 2018 for streetscaping projects to improve the quality of our streetscapes and communities.

The following projects have been identified in the North Downtown Yonge site and area specific policies and urban design guidelines. In general, we have listed them in order of importance to us.

1. Bricking Phipps Street and the full length of St. Nicholas Street between Irwin Street and St. Joseph Street in the same way that St. Nicholas Street is bricked. This should include the repairs to the section of St. Nicholas Street between Phipps Street and Wellesley Street West.
2. Bricking all of St. Luke Lane between Wellesley Street West and College Street.
  - Wellesley to Breadalbane section: Either Section 37 or Lanterra
  - Breadalbane to Grosvenor: Section 37
  - Grosvenor to Grenville: Cresford agreement re Section 37 for the Halo
  - Grenville to College section: Either Canderel (460 Yonge) or Section 37
3. Bulb out and widen sidewalks at:
  - The northeast corner of the intersection of Bay Street and St. Joseph Street,
  - The northwest corner of the intersection of Yonge Street and Grosvenor Street,
  - The northwest corner of the intersection of Yonge Street and St. Joseph Street,
  - The northwest corner of the intersection of Yonge and Irwin Street,
  - The northwest corner of the intersection of Yonge Street and St. Mary Street.
4. Bulb out the northeast corner of Bay Street and Grenville Street thereby increasing the sidewalk width in front of 825 Bay Street (Murano) which is on a jog of Bay Street.
5. Tabling and bricking a crosswalk between Opera Place Park (Leaf Garden) and Dr. Lillian McGregor Park.
6. Signing and lighting of the TOcore pedestrian Green Park Loop.

7. Provide heritage appropriate pedestrian level lighting on both the east and west sides of Yonge Street from Grosvenor Street to Charles Street. The Victorian style pedestrian level lights in Queen's Park North would be appropriate, in our opinion. The lighting in this section of Yonge Street is extremely poor and makes an unsafe zone in this underlit section of Yonge Street.
8. Remove the right turn traffic channel at the southwest corner of Grenville Street and Dr. Emily Stowe Way which will provide a gateway plaza to the U of T and Women's College Hospital.

**Other priority improvements include:**

Removal of the grade separation of Queen's Park Crescent West and Wellesley Street West which will reclaim ½ acre of parkland at Queen's Park and provide a gateway to the U of T in accordance with the campus master landscape plan.

The BCCA supports temporary pilots as a place marking initiative such as:

- placing planter boxes on the roadway as a test for bulbing out crosswalks and
- painting out sections of surplus roadway pavement width near intersections with green paint.

We request that Section 37 funds be used in 2018 to create quick start streetscape improvements.

Respectfully,

Marilyn Tait McClellan, BCCA President

Cc: Councillor Joe Cressy, Ward 20, Trinity-Spadina  
Mark van Elsberg, Public Realm Section  
David Oikawa, Community Planning  
Mark Garner, Downtown Yonge BIA  
Staff Sergeant Matthew Moyer – 52 Division CPLC