

Avenue Road Avenue Study Outstanding Recommendations Status Summary					
Recommendation #	Source	Category	Recommendation	Status	History / Action Items
3 Recommendations Closed - now dependent on 250 Lawrence West development					
7	Original	Parks	Direct Parks, Forestry and Recreation and Real Estate staff, in consultation with the Ward Councillor, to continue negotiations to acquire the portion of the Douglas Greenbelt adjacent to the sidewalk on the north side of Glengarry Avenue to re-establish a southern access to the ravine park.	Closed	Now dependent on the 250 Lawrence West development which has been appealed to the OMB
8	Original	Parks	Direct Parks, Forestry and Recreation Staff to improve and re-naturalize the Douglas Greenbelt Ravine.	Closed	Now dependent on the 250 Lawrence West development which has been appealed to the OMB
9	Original	Parks	Direct Parks, Forestry and Recreation Staff, in consultation with the Public Realm office, to improve the small parkette at the Douglas Avenue entrance to the Douglas Greenbelt, and to consider improving the south side of Douglas Avenue between Avenue Road and the entrance to the Douglas Greenbelt through the planting of trees and creation of a sidewalk on the boulevard.	Closed	Now dependent on the 250 Lawrence West development which has been appealed to the OMB
4 Recommendations Rejected by the City					
11	Original	Greening	Direct Transportation Services staff, including the Public Realm office, Parks Forestry and Recreation Staff to study the closure of Dunblaine Avenue at the east side of Avenue Road to create a 'village square' park on the public right-of-way.	Closed	Transportation Services staff do not support this as the closure would limit vehicular travel options and displace a significant number of vehicles to other nearby roads and lanes.
	New suggestion	Greening	All commercial boulevard parking permits on Dunblaine (3 spaces on both northeast and southeast corners) be revoked when their annual renewal comes up in Jan, 2018. Staff recommend consideration of pedestrian amenities and bicycle parking rings in the public right of way on Dunblaine Ave between Avenue Road and the public lane east of Avenue Road. Staff also recommend that the TPA consider installing on street parking on the north side of Dunblaine Ave between Avenue Road and the north south lane east of Avenue Road.		Requires follow-up with the users of the 6 parking spaces by the Councillor to revoke the permits in Jan, 2018. Requires planning with the Public Realm for pedestrian amenities and bicycle parking rings. Requires arrangements by the Councillor and the TPA to initiate parking on the north side up to the laneway. Also need to investigate if asphalt can be removed/improved and if trees could be planted (see #12 Modified - the northeast and southeast corners of Dunblaine are included in this list). Add Jason Doyle re street trees.
	New suggestion	Parking			Staff also recommend that the TPA consider installing on street parking on the north side of Dunblaine Ave between Avenue Road and the north south lane east of Avenue Road.
13	Original	Parks	Direct Transportation Services staff, including Public Realm office and Parks, Forestry and Recreation staff to investigate the opportunity to close Avenue Road access to the laneways running between Avenue Road and Grey Road on the blocks between Douglas, Bedford Park and Woburn Avenues, in order to create new parkettes on the Avenue Road frontage.	Closed	Will be dealt with as part of the 1580 Avenue Road condominium development. The public lane between Douglas Avenue and Bedford Park Avenue has a steep slope up from Avenue Road and is initially a lawn area with no pavement. It is used informally for pedestrian access to the rental apartment buildings at 1566 and 1574 Avenue Road. The easterly apartment building has a zero setback with residential windows facing onto the public lane. Further to the west the lane right of way is occupied by 7 parking spaces and an outdoor garbage storage area for the above noted apartment buildings. There is no provision granting any permission by the City to the owner of 1566 and 1574 Avenue Road to occupy this lane right of way. Travelling to the west the right of way is occupied by overgrown vegetation and serves primarily as a walking route. A lane closures application has been initiated in conjunction with the development application for 1580 Avenue Road (the Beer Store). City Planning staff recommend that the portion of the lane closest to Avenue Road be reclaimed from parking and be landscaped.

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					The public lane between Bedford Park Avenue and Woburn Avenue has a slope up from Avenue Road and is not paved. It has through walking, cycling and driving access west to Grey Road. It is used to access the rear parking lot of Vital Ki at 352 Bedford Park Avenue and further west garages at the rear of detached homes. No changes are recommended for this public lane.
14	Original	Greening	Direct Transportation Services staff, including the Public Realm office, and Technical Services (now Engineering and Construction Services) staff to investigate the opportunities for providing landscaped areas within the existing painted centre lane medians on Avenue Road between Lawrence and Wilson Avenues.	Closed	Given the volume of traffic, short blocks between cross streets and the difficulty of incorporating required left turn lanes at intersections, this initiative would create operational issues and significantly affect traffic flow. Staff will pursue opportunities to provide additional landscaping in the right of way adjacent to future development proposals where possible.
20	Original	Parking	Direct Transportation Services to undertake an Area Traffic Study in the future in the area of Avenue Road between Lawrence Avenue and Highway 401, including residential areas east and west of Avenue Road."	Closed	An area wide traffic study has not been done. Traffic issues along this portion of Avenue Road are continuing to be reviewed as specific issues arise from the community and the area Councillor. Traffic volumes are also reviewed with development applications and submitted traffic studies.
1 Recommendation that may happen					
10	Original	Parks	Direct Parks, Forestry and Recreation and Real Estate staff, to acquire the Roe Avenue Bus Loop should it be declared surplus by the TTC, and create a parkette on the Avenue Road frontage of these lands.	Open	Old Orchard Grove residents and OOGRA are lobbying with Councillors Carmichael Greb and Colle to pursue the TTC for declaring the land surplus, to have the lands acquired by Parks (not TPA) and for a parkette to be created, in the near future (not related to building an underground parking garage).
4 Recommendations that in SAHRA's opinion, will likely NOT happen					
12	Original	Greening	Direct Transportation Services staff, including the Public Realm office, Planning staff and Technical Services staff to landscape and improve the spaces between the curbs and the edge of the rights-of-way as the opportunities arise at the following intersections of Avenue Road:	On-going Initiative / Difficult	BIA Recommendation
			· southwest corner of Bedford Park Avenue		1580 Avenue Road condo development will remove the parking lay-by along Avenue Road and install a concrete sidewalk and street trees with under storey planting along Bedford Park. In the interim, the 4 Bell Canada boxes should be painted with murals.
		Parking			Parking suggested on south side of Bedford Park Avenue abutting the Beer Store site.
			· southwest and northwest corners of Douglas Avenue		1560 Avenue Road redevelopment to include a 2.1 metre wide concrete sidewalk, 2 or more street trees and under storey planting through the site plan application.
					Road resurfacing is planned for Douglas Avenue from Avenue Road to Welland Road within the next 5 years/will provide the opportunity for streetscape improvements including sidewalks and street trees whwere possible.
					1566 and 1574 Avenue Road have paved the front yard of the buildings with brick pavers and the area is used for parking, which creates an impediment to pedestrian access; the property owner is to be encouraged to plant street trees in this area and discontinue parking in the front yard on the City right of way. Email submitted to Planning on May 2, 2017 asking what the process would be/who has to be engaged to have these recommendations pursued. Planning replied on May 3, 2017 that they would inquire with Transportation Services and MLS.

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		Parking			Parking suggested on Douglas Avenue within 100 metres west of Avenue Road.
			· northwest corner of Cranbrooke Avenue		Martha Hicks/empty Lil Niblet (1640 Avenue Road)/parking lot
				On Hold	Improvements on the north side of Cranbrooke would be costly as a retaining wall would be needed to create a sidewalk. Recommended that improvements occur when redevelopment occurs at 1650-1600 Avenue Road and the abutting parking lot.
		Parks		May do in 2017/2018	Continue to schedule on-going improvements to the Cranbrooke Avenue entrance to Brookdale Park and general park improvements including improved curbs and bollards; lighting and signage at the Cranbrooke park entrance.
			· southwest and northwest corners of Brookdale Avenue	3 spaces (1670 Avenue) plus 1 (407 Brookdale)	Southwest corner is Flower Co; asphalt sidewalk that becomes concrete going west; used for outdoor product display and informal parking; no changes are recommended for this corner.
					Northwest corner is the 1678-1704 condo development ; wider sidewalk, 5 street trees and planting beds with under storey planting along Avenue Road, 6 street trees along Brookdale and 4 street trees along Fairlawn.
			· southwest corner Roe Avenue		TPA Parking Lot at 1880 Avenue Road. Concrete sidewalk and lawn area with 1 street tree and 2 boulders; Recommend Forestry plant 2 additional street trees in the lawn area abutting Roe Avenue. The clothing donation box should be relocated or removed.
			· northwest corner Wilson Avenue		2200 Avenue Road tower apartment building; concrete sidewalk and large lawn area with mature trees. As S37 funds become available, Staff and Councillor will coordinate landscape and public art gateway features at this corner.
			· northeast corner Wilson Avenue		2171 Avenue Road office building; has a concrete sidewalk and asphalt boulevard; retaining wall separating the yard area with trees and landscaping. As S37 funds become available, Staff and Councillor will coordinate landscape and public art gateway features at this corner.
			· northeast corner Haddington Avenue		Pheasant and Firkin Restaurant, 1999 Avenue Road. The majority of the side yard is sloped asphalt with on-street metered parking. Potential future improvements could include pedestrian and cycling amenities.
			· northeast and southeast corners Felbrigg Avenue		Northeast corner - Red Carpet Hair Salon/apartment, 1953 Avenue Road. Has one street tree and concrete sidewalk; majority of side yard consists of asphalt paving with commercial boulevard parking permit for 4 parking spaces. On street metered parking also abuts the sidewalk area. Would benefit from potential improvements including installation of pedestrian and cycling amenities.
					Southeast corner - Pet shop, Gravitate, cupcake store and other stores/restaurants. No landscaping; paved with asphalt. Commercial boulevard parking for 6 spaces. Would benefit from potential improvements including installation of pedestrian and cycling amenities.
			· southeast corner Roe Avenue	No changes	Esso, 1865 Avenue Road. Has a concrete sidewalk, a lawn area and planting beds with trees and bushes. No changes recommended.

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			· southeast corner Deloraine Avenue	No changes	?No Frills 1811 Avenue Road? Corner has a concrete sidewalk with a lawn and many mature trees. Staff recommend that Bell Canada box along Deloraine be painted with a mural.
			· northeast corner Woburn Avenue	No changes	Improved with CIBC redevelopment , 1623 Avenue Road. Decorative brick pavers, a non Astral bench and plant with evergreens. No changes recommended.
	Modified / Recommendation		In consultation with the local Councillor, explore opportunities for the conversion of commercial boulevard parking permits on flanking streets and assess the opportunities to repurpose spaces with pedestrian and cycling amenities, sidewalks, street trees and landscaping at the following locations along Avenue Road:		In SAHRA's opinion, it is doubtful that much progress will be made eliminating boulevard parking as the storekeepers and tenants will be very upset with the removal of parking.
			the southwest and southeast corners of Joicey Boulevard		Kahnerts/Brunos
			the northwest, southeast and northeast corners of Dunblaine Avenue		Aroma (patio)/Southdown Builders/Allegro Music
			the northwest corner of Haddington Avenue		Drums 'n Flats
			the northeast and southeast corners of Brooke Avenue		Baskin & Robbins/Forest Hill Real Estate
			the northwest and northeast corners of Melrose Avenue		Want/Harveys
			the southeast and northeast corners of Felbrigg Avenue		Pet Store/Resaturant/Gravitate/Apartment/Red Carpet Hair
			The northwest corner of Brooke Avenue will be green fingered at the time of the redevelopment of 1912-1914 Avenue Road	In Progress	
			As part of their CofA approval for redevelopment, Creative Avenues at the northwest corner of Fairlawn has been informed that their 2 blvd parking permits will be revoked and they have been ordered to landscape the front yard area.	In Progress	
			The southwest corner of Brooke Avenue is to be Inspected as the condo developers of 1580 Avenue Road (Avenue & Park) have enclosed what was a green finger developed by Main Course with a 6' fence whereas this is City property.		Request for Inspection submitted May 2, 2017.
			Additional intersections with Boulevard Parking Permits		There are 20 locations with 69 parking spaces but 6 locations are not addressed.
			NW Fairlawn (1706 Avenue Rd - Avenue One Cleaners)	1 space	[4 cars parked]
			NW Fairlawn (378 Fairlawn - Creative Avenue)	2	CofA decision to revoke when up for renewal
			SE Fairlawn (365 Fairlawn - Salon Matte)	2	[4 cars parked]
			NW St. Germain (1750 Avenue - Antique Door & Hardware Store)	2	No permit sign posted
			NW Melrose (1790 Avenue - Want)	2	
			NE Melrose (1791 Melrose - Harveys)	3	No permit sign
			SW Melrose (1783 Melrose - Selyans)	8	
			NE Deloraine (1819 Avenue - Fioro)	8	
			NE Brooke (1917 Avenue - Baskin Robbins)	3	
			SE Brooke (1911 Avenue - Forest Hill Real Estate)	3	
			NW Haddington (1980 Avenue - Drums 'n Flats)	3	
			NW Dunblaine (2040 Avenue - Aroma)	2	No permit sign
			NE Dunblaine (2043 Avenue - Allegro)	3	Suggested be revoked in Jan 2018
			SE Dunblaine (2041 Avenue - Southdown Builders)	6	Suggested be revoked in Jan 2018
			SW Joicey (2078 Avenue - Kahnert's Furs)	4	
			SE Joicey (2055 Avenue - Brunos)	3	
16	Original	Streetscaping	Direct City Planning Staff, the Public Realm office of Transportation Services and Culture Service Staff, to include in the Public Art Master Plan the intersection of Avenue Road and Lawrence Avenue and the area of Avenue Road south of the 401 as 'gateway' locations that are appropriate for the installation of public art.	In the future?	The redevelopment of the northwest and northeast corners of Avenue Road and Lawrence Avenue West may also provide an opportunity for gateway public art.

Recommendation #	Source	Category	Recommendation	Status	History / Action Items
17	Original	Streetscaping	Direct City Planning Staff, Cultural Service staff and the Public Realm office of Transportation Services to work with utility companies to create public art on utility boxes on the Avenue Road right-of-way between Lawrence and Wilson Avenues.	Consider Closed as no Funding	To reduce graffiti, two murals have been painted on Bell Canada and Toronto Traffic Control Boxes in the Avenue Road study area, at Lawrence and at Wilson. There are other boxes that would benefit from being painted and the City is continuing to request the utility companies make improvements to their boxes along this stretch of road. The City Public Realm staff will continue to work with the local Councillor to have utility boxes painted. Planning asked on May 5, 2017 how this could be funded. Appears usually funded by S37 money and we do not have any available S37 funds and no re-allocations will be made - so appears there will not be any funding for this project. Planning asked on May 5, 2017 for a drawing/plan of all Traffic Control Boxes and Utility Boxes on Avenue between Lawrence up to the 401 so that we have an inventory. In the interim to the 1580 Avenue Road condo development at Bedford Park, the 4 Bell Canada Boxes should be painted with murals. Planning asked on May 5, 2017 if this is going to happen and if so, how it will be funded. Perhaps the solution is just to monitor for graffiti and report when it occurs to 311.
	Recommendation (New)	Streetscaping	Review the following locations for consideration as part of the 'Outside the box' program to paint murals on traffic control boxes and implement the murals as the opportunity arises: southwest corner of Fairlawn Avenue northwest corner of Brooke Avenue southwest corner of Dunblaine Avenue southwest corner of Carmichael Avenue		1678-1704 Avenue Road condos 1912-1914 Avenue Road Four Seasons Market (beside the pole) grey/no graffiti 2100 Avenue road - Seligman's Planning asked on May 5, 2017 how this is to be funded. Appears usually funded by S37 money and we do not have any available S37 funds and no re-allocations will be made.
19	Original	Parking	Direct the Toronto Parking Authority to investigate opportunities for new public parking lots and underground structures on Avenue Road between Lawrence Avenue and St. Germain Avenue as opportunities arise with redevelopment of lands abutting Avenue Road.	In the future?	Discussions are on-going with the Toronto Parking Authority to add additional parking spaces in new mixed use buildings as planning staff receive development inquiries and applications. 1717 Avenue Road condo provided 73 Public parking spaces back in 2007; often not full. 1678-1704 Avenue Road to have 55 visitor and commercial spaces operated as a commercial garage. 1580 Avenue Road to have 11 visitor and 16 commercial but not clear is operated as a commercial garage. Possibly Pusateri's site in the future? City is also recommending street parking additions on Bedford Park and Douglas Avenue (see Parking).
It is important to note that a number of NEW Parking recommendations have been made in this Report					
		Parking	Bedford Park		Removing lay-by parking in front of the Beer Store (1580 Avenue Road condo development) to widen sidewalk. Transportation Services to study adding more parking on the south side of Bedford Park Avenue abutting the Beer Store site (1580 Avenue Road condo development); street parking already exists on the south side west of the Beer Store.

Recommendation #	Source	Category	Recommendation	Status	History / Action Items
		Parking	Douglas Avenue		Douglas Avenue between Avenue Road and Grey Road has no on street parking (there is on the south side of Douglas on the east side of Avenue Road). Transportation Services to study adding street parking on Douglas within 100 metres west of Avenue Road.
		Parking	Dunblaine Avenue		Staff also recommend that the TPA consider installing on street parking on the north side of Dunblaine Ave between Avenue Road and the north south lane east of Avenue Road.
		Parking	A Parking Working Group initiated by the local councillor could bring together staff from Transportation Services, the Toronto Parking Authority, and representatives from the local commercial and residential community, including representatives from the BIA, if established. The mandate could be to review and report on opportunities to provide additional on-street parking on side streets in the Avenue Road Study Area that could be located in close proximity to Avenue Road. The Parking Working Group could also be tasked with reviewing and providing an assessment of any impacts that may result from removal of the existing midday parking prohibition on side streets along Avenue Road from between Brooke Avenue to Ridley Boulevard.		