

## **Traffic and Parking Amendments - Mark Street and Defries Street**

**Date:** May 24, 2024

**To:** Toronto and East York Community Council

**From:** Director, Traffic Management, Transportation Services

**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

---

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

Transportation Services is requesting approval for various on-street parking and traffic amendments on Mark Street and Defries Street, as it relates to the development at 1-25 Defries Street.

The proposed traffic and parking amendments will address requirements of the site plan agreement on Mark Street and Defries Street.

### **RECOMMENDATIONS**

---

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council authorize the amendments to traffic and parking regulations on Mark Street and Defries Street, as described in "Attachment 1: Traffic and Parking Amendments - Defries Street and Mark Street".

### **FINANCIAL IMPACT**

---

There are no financial implications to this report. The cost for the implementation of the proposed signs and markings improvements in the estimate amount of \$5,879.70 will be borne by Broccolini, the developer of 1-25 Defries Street. These funds were secured through Site Plan Control Application No. 18 209086 STE 28 SA.

## **DECISION HISTORY**

---

Broccolini is constructing a 37-storey condominium with 580 residential units, at 1-25 Defries Street. They requested to close a 3.2-metre-wide portion of the northbound curb lane on Defries Street, between Labatt Avenue and Mark Street, and amend various parking regulations on Mark Street and Defries Street to accommodate a construction staging area.

Two items (TE24.44 of April 21, 2021, and TE2.36 of January 26, 2023) were adopted by Toronto and East York Community Council in relation to this development at 1-25 Defries Street and directed that Defries Street and Mark Street be returned to its pre-construction traffic and parking regulations when the project is complete. The Toronto and East York Community Council decisions can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE24.44>

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE2.36>

## **COMMENTS**

---

Transportation Services was requested by Broccolini to review the traffic regulations of Defries Street and Mark Street as part of the site plan application for 1-25 Defries Street.

The development site at 1-25 Defries Street encompasses the entire block bounded by Mark Street, Bayview Avenue, Labatt Avenue and Defries Street. The vehicular access for both an underground parking garage and an at-grade loading area is located from Mark Street on the north side of the building.

### **Existing Conditions**

Defries Street is characterized by the following conditions:

- It is a one-lane, north-south, local roadway
- It operates one-way northbound traffic on a pavement width of approximately 9.7 metres
- The speed limit is 30 km/h
- Heavy trucks are permitted at all times
- There is no Toronto Transit Commission (TTC) service provided
- There are sidewalks located on both sides of the street

The parking regulations on Defries Street, between Labatt Avenue and Mark Street, are as follows:

### **East side**

- No parking anytime, from Mark Street to a point 20 metres south, and from a point 52 metres south of Mark Street to Labatt Avenue
- Permit parking, from 12:01 a.m. to 7:00 a.m., from a point 20 metres south of Mark Street to a point 32 metres further south
- Maximum three-hour statutory parking at all other times

### **West side**

- No parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday, between a point 15 metres north of Labatt Avenue and a point 15 metres further north
- Maximum one-hour parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday, between a point 30 metres north of Labatt Avenue and Mark Street
- Permit parking, from 12:01 a.m. to 7:00 a.m., from Labatt Avenue to Mark Street
- Maximum three-hour statutory parking at all other times

Mark Street is characterized by the following conditions:

- It is a two-lane, east-west, local roadway
- It operates one-way westbound from Defries Street to River Street and two-way traffic from Defries Street to the east limit of the roadway on a pavement width of approximately 7.2 metres
- The speed limit is 30 km/h
- Heavy trucks are permitted at all times
- There is no TTC service provided
- There are sidewalks located on both sides of the street

### **North side**

- No parking anytime, between River Street and the east limit of the road

### **South side**

- Maximum one-hour parking, from 8:00 a.m. to 6:00 p.m., between River Street and Defries Street
- Permit parking, from 12:01 a.m. to 7:00 a.m., between River Street and Defries Street
- No parking anytime, between Defries Street and the east end of Mark Street
- Maximum three-hour statutory parking at all other times

## **Proposed Traffic and Parking Amendments**

As part as the site plan application, the applicant has proposed the following traffic and parking amendments. These amendments are also illustrated in Attachments 2 and 3.

- Lane designations will be added for westbound traffic on Mark Street at River Street to enhance traffic operations at this intersection. The lane configuration will consist of an exclusive right-turn lane, and a shared left-turn and straight-through lane. In addition, the corner parking regulations on both sides of Mark Street at River Street will be increased to a standing prohibition. This parking amendment will help deter parking in this area and provide unobstructed traffic flow.

- The parking regulations on both sides of Mark Street, east of Defries Street (within the dead-end section), will be increased to a standing prohibition. This will deter parking in this area and provide unobstructed access/egress to the parking garage servicing 1-25 Defries Street, as well as the existing driveways located on the north side of the roadway.
- The corner parking prohibition on the south side of Mark Street, west of Defries Street, will be increased to a stopping prohibition to deter parking in this area and provide more room for turning vehicles.
- Additional parking will be added on both sides of Defries Street, between Mark Street and Labatt Avenue, in the form of permit and one-hour parking to help off-set the parking loss on Mark Street.

During our investigation, it was noted that there is a by-lawed overnight westbound left turn prohibition on Mark Street at River Street operating from 7:00 p.m. of one day to 7:00 a.m. of the next following day, Monday to Friday. The signage is currently not posted and has not been posted for several years. After consulting with the Councillor's office, this turn prohibition will be rescinded. This will provide residents, guests and trades with additional options exiting this neighbourhood.

The Ward Councillor has been advised of the recommendation of this staff report.

## **CONTACT**

---

Dan Clement, CET, Manager Traffic Operations (Area 1), Transportation Services  
416-397-5021 [Dan.Clement@toronto.ca](mailto:Dan.Clement@toronto.ca)

## **SIGNATURE**

---



for

Roger Browne, M.A.Sc., P. Eng.  
Director, Traffic Management, Transportation Services

## **ATTACHMENTS**

---

- Attachment 1: Traffic and Parking Amendments - Defries Street and Mark Street
- Attachment 2: Map - Parking Amendments - Mark Street and Defries Street
- Attachment 3: Map - Traffic Amendments - Mark Street at River Street

Attachment 1: Traffic and Parking Amendments - Defries Street and Mark Street

Regulations to be rescinded:

Chapter 925, Permit Parking - Schedule A

Street	Side	Location	Period	Time
Defries Street	Odd	From Labatt Avenue to Mark Street	All times, except no parking anytime from Mark Street to a point 20 metres south of it and from a point 52 metres south of Mark Street to Labatt Avenue	12:01 a.m. to 7:00 a.m.
Defries Street	Even	From Labatt Avenue to Mark Street	All times, except no parking from 8:00 a.m. to 6:00 p.m., Mon. to Fri., between a point 15 metres north of Labatt Avenue and a point 15 metres further north of it.	12:01 a.m. to 7:00 a.m.
Mark Street	Even	From River Street to the east end of Mark Street	All times, except no parking anytime from River Street to a point 19 metres east of Defries Street	12:01 a.m. to 7:00 a.m.
Mark Street	Odd	From River Street to the east end of Mark Street	All times, except no parking from 8:00 a.m. to 6:00 p.m. from River Street to Defries Street and no parking anytime from Defries Street to the east end of the street; and no parking anytime from a point 238 metres south of Dundas Street East to a point 5.5 metres further south	12:01 a.m. to 7:00 a.m.

Chapter 950, Schedule XIII: No Parking

Highway	Side	Between	Prohibited Times and/or Days
Defries Street	East	Mark Street and a point 20 metres south	Anytime
Defries Street	East	A point 52 metres south of Mark Street and Labatt Avenue	Anytime
Defries Street	West	A point 15 metres north of Labatt Avenue and a point 15 metres further north	8:00 a.m. to 6:00 p.m., Mon. to Fri.
Mark Street	North	River Street and a point 19 metres east of Defries Street	Anytime
Mark Street	South	Defries Street and the east end of Mark Street	Anytime

Chapter 950, Schedule XV: Parking for Restricted Periods

Highway	Side	Between	Times and/or Days	Maximum Period Permitted
Defries Street	West	A point 30 metres north of Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour
Mark Street	South	River Street and Defries Street	8:00 a.m. to 6:00 p.m.	1 hour

Chapter 950, Schedule XXIII: Prohibited Turns

Intersection or Portion of Highway	Directions	Turns Prohibited	Times and/or Days
Mark Street and River Street	Westbound	Left	7:00 p.m. of one day to 7:00 a.m. of the next following day, Mon. to Fri.

Regulations to be enacted:

Chapter 925, Permit Parking - Schedule A

Street	Side	Location	Period	Time
Defries Street	Odd	From Labatt Avenue to Mark Street	All times	12:01 a.m. to 7:00 a.m.
Defries Street	Even	From Labatt Avenue to Mark Street	All times	12:01 a.m. to 7:00 a.m.
Mark Street	Odd	From a point 35 metres east of River Street to a point 15 metres west of Defries Street	All times	12:01 a.m. to 7:00 a.m.

Chapter 950, Schedule XIII: No Parking

Highway	Side	Between	Prohibited Times and/or Days
Mark Street	North	Between a point 35 metres east of River Street and a point opposite the westerly limit of Defries Street	Anytime

Chapter 950, Schedule XIV: No Stopping

Highway	Side	Between	Prohibited Times and/or Days
Mark Street	South	Defries Street and a point 15 metres west	Anytime

Chapter 950, Schedule XV: Parking for Restricted Periods

Highway	Side	Between	Times and/or Days	Maximum Period Permitted
Defries Street	West	Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour
Defries Street	East	Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour
Mark Street	South	A point 35 metres east of River Street and a point 15 metres west of Defries Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour

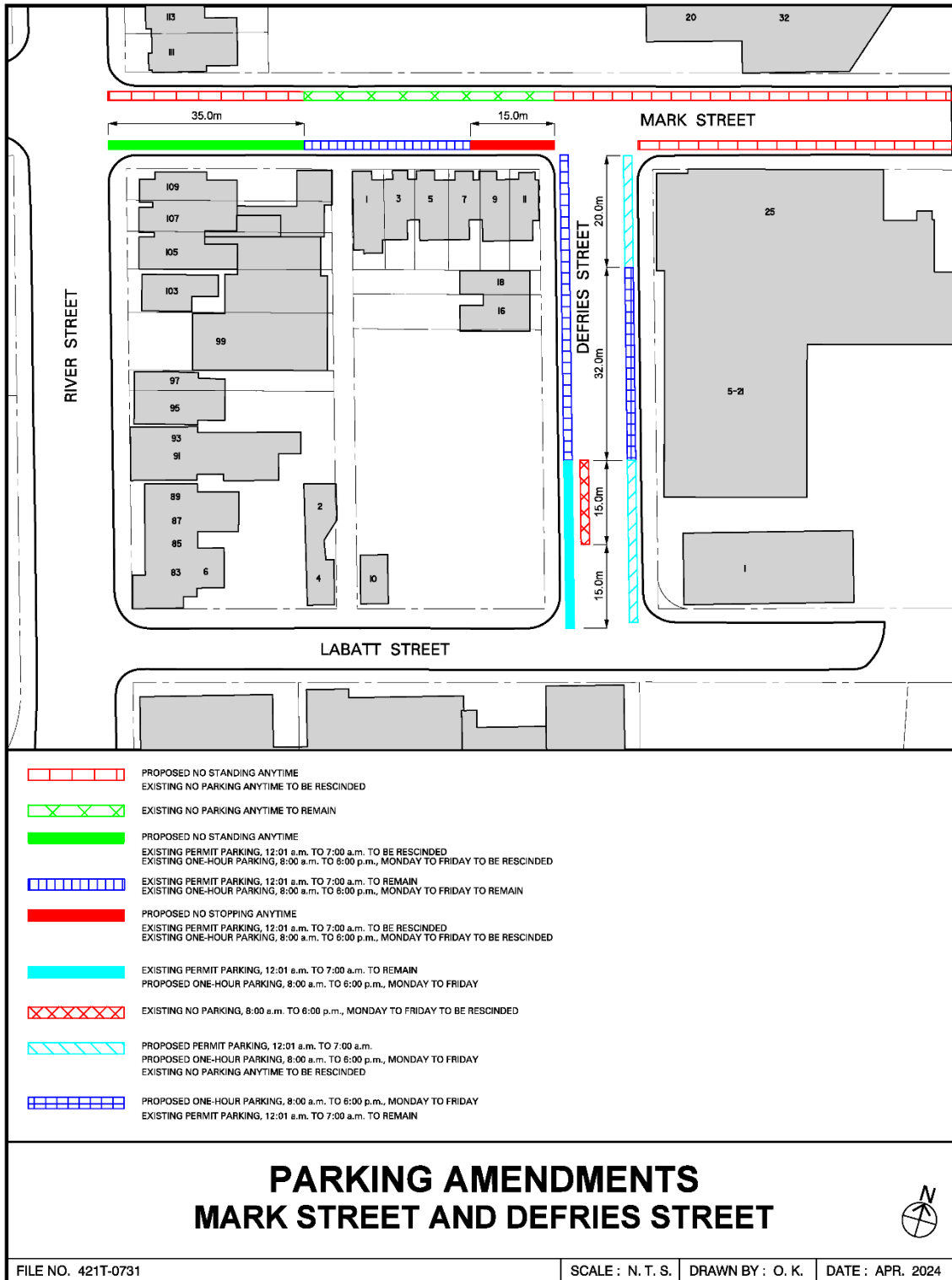
Chapter 950, Schedule XVI: No Standing

Highway	Side	Between	Prohibited Times and/or Days
Mark Street	North	River Street and a point 35 metres east	Anytime
Mark Street	North	A point opposite the westerly limit of Defries Street and the east end of Mark Street	Anytime
Mark Street	South	River Street and a point 35 metres east	Anytime
Mark Street	South	Defries Street and the east end of Mark Street	Anytime

Chapter 950, Schedule XIX: One-way Traffic Lanes

Highway	Between	Lanes	Time and/or Days	Direction
Mark Street	River Street and a point 35 metres east	Northerly westbound	Anytime	Westbound right-turning

Attachment 2: Map - Parking Amendments - Mark Street and Defries Street



Attachment 3: Map - Traffic Amendments - Mark Street at River Street

