

## **Parking and Traffic Amendments - Falstaff Avenue**

**Date:** November 7, 2025

**To:** Etobicoke York Community Council

**From:** Director (Acting), Engineering Review, Development Review

Director, Enforcement and Street Management, Transportation Services

**Wards:** Ward 5 - York South-Weston

### **SUMMARY**

---

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

Transportation Review is requesting approval for the implementation of traffic regulations proposed under Site Plan Application No. 20 19344 WET 05 SA for the redevelopment of St Fidelis Catholic School at 155 Falstaff Avenue. The proposed changes will amend the existing school bus loading zone fronting the school as well as prohibit left turns from and to the westerly school driveway to enhance traffic flow in the area. The proposed traffic regulations are consistent with City policies and guidelines given the operation of the roadways and surrounding residential nature.

The Maple Leaf and Rustic Neighbourhood Streets Plan process is underway in the subject neighbourhood. An update to the community on revised proposed changes is anticipated later this fall, and a final report to Etobicoke York Community Council is anticipated in Q1 of 2026. Any additional traffic management strategies for the area surrounding St Fidelis Catholic School can be advanced through that planning process.

### **RECOMMENDATIONS**

---

The Director, Enforcement and Street Management, Transportation Services and Director (Acting), Engineering Review, Development Review recommend that:

1. Etobicoke York Community Council prohibit westbound left turns, at Falstaff Avenue and the westerly private driveway at 155 Falstaff Avenue, located on the south side of Falstaff Avenue, approximately 40 metres east of Frankfort Avenue.
2. Etobicoke York Community Council prohibit northbound left-turn movements at all times at Falstaff Avenue and the westerly private driveway from 155 Falstaff Avenue, located on the south side of Falstaff Avenue, approximately 40 metres east of Frankfort Avenue.

3. Etobicoke York Community Council amend the existing school bus loading zone, in effect from 8:00 a.m. to 5:00 p.m., on the south side of Falstaff Avenue, between a point opposite a point 87 metres west of the east limit of Lorne Bruce Drive and a point opposite a point 145 metres west of the east limit of Lorne Bruce Drive, to be in effect between a point 155.7 metres west of Mayo Drive to a point 85 metres further west.

## **FINANCIAL IMPACT**

---

There are no financial implications associated with the adoption of this report as funding has been secured from the Toronto Catholic District School Board, the proponent of the development at 155 Falstaff Avenue, for the proposed traffic regulations. These funds were secured through Site Plan Application No. 20 19344 WET 05 SA.

## **DECISION HISTORY**

---

Through Site Plan Application No. 20 19344 WET 05 SA, the applicant sought approval to facilitate the redevelopment of St. Fidelis Catholic Elementary School. To accommodate the proposed development, the former Nelson A. Boylen Collegiate Institute school building was demolished. The proposed school redevelopment is anticipated to have a capacity of 649 elementary students and 49 daycare students. Vehicular parking is proposed to be provided at-grade within two parking areas on the east and west sides of the site. Access to the parking areas is provided via two driveways on Falstaff Avenue. School bus operations are proposed to be accommodated within a designated lay-by area along Falstaff Avenue.

## **COMMENTS**

---

In accordance with Site Plan Application No. 20 19344 WET 05 SA, changes to the existing school bus loading zone as well as implementing left turn prohibitions coming in and out of the school new westerly driveway at 155 Falstaff Avenue is required.

### **Existing Conditions**

Falstaff Avenue is characterized by the following conditions:

- It is a two-lane, east-west *collector* roadway;
- It operates two-way traffic on a pavement width of approximately 8.0 metres;
- The speed limit is 40 km/h;
- Heavy *vehicles* are prohibited at all times;
- All-way stop control is in force at Falstaff Avenue and Frankfort Avenue;
- There is no Toronto Transit Commission (TTC) service provided; and
- There are sidewalks located on the south side of the street.

The existing traffic regulations on Falstaff Avenue, within the subject section are as follows:

#### **North side**

- No Parking between Mayo Drive and a point 61 metres west of Frankford Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday.

#### **South side**

- No Parking, between Jane Street and Keele Street anytime.
- No Stopping, between a point 45.7 metres west of Mayo Road and a point 289.8 metres west of Mayo Road, from 8:00 a.m. to 6:00 p.m., Monday to Friday.
- School Bus Loading Zone, between a point opposite a point 87 metres west of the east limit of Lorne Bruce Drive and a point opposite a point 145 metres west of the east limit of Lorne Bruce Drive.

### **Proposed Changes**

As a result of the approved Site Plan Approval application for the development at 155 Falstaff Avenue, changes are required to some of the existing parking and traffic regulations on Falstaff Avenue. These changes are necessary as a result of the new *lay-by for the school bus loading zone* and the need to restrict left turn movements at the west driveway of the site. As such, it is proposed that:

The existing 'School Bus Loading Zone' on the south side of Falstaff Avenue, *in effect from 8:00 a.m. to 5:00 p.m.*, between a point opposite a point 87 metres west of the east limit of Lorne Bruce Drive and a point opposite a point 145 metres west of the east limit of Lorne Bruce Drive be rescinded. The new School Bus Loading Zone is proposed to be in effect between a point 155.7 metres west of Mayo Drive to a point 85 metres further west.

Secondly, it is proposed to restrict movements to right-in and right-out at the west driveway to Premises No. 155 Falstaff Avenue which requires northbound and westbound left turn prohibitions. This will allow better traffic flow along Falstaff Avenue.

A map of the area and proposed traffic amendments are included in Attachment 1.

The Maple Leaf and Rustic Neighbourhood Streets Plan process is underway in the subject neighbourhood. An update to the community on revised proposed changes is anticipated later this fall, and a final report to Etobicoke York Community Council is anticipated in Q1 of 2026. Any additional traffic management strategies for the area surrounding St Fidelis Catholic School that were not part of the Site Plan Application No. 20 19344 WET 05 SA can be advanced through that planning process.

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

### **CONTACT**

---

Shawn Dillon, Manager Traffic Operations (Area 2), Transportation Services, 416-394-8409, [Shawn.Dillon@toronto.ca](mailto:Shawn.Dillon@toronto.ca)

Luigi Nicolucci, Manager Transportation Review, North York and Etobicoke-York, Development Review, 416-394-8412, [Luigi.Nicolucci@toronto.ca](mailto:Luigi.Nicolucci@toronto.ca)

## **SIGNATURE**

---

Marija Ilic, P. Eng.  
Director (Acting), Engineering Review, Development Review

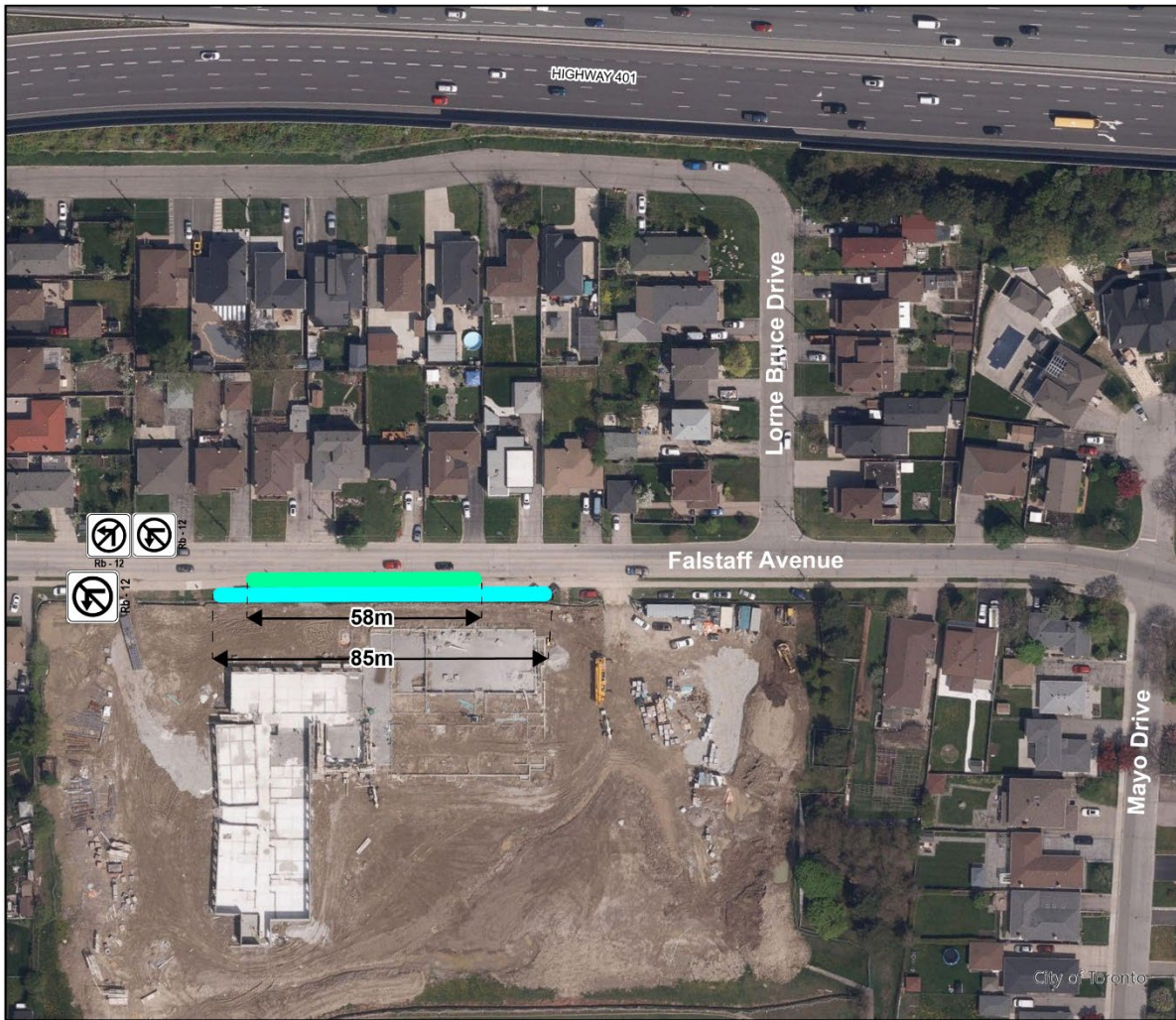
Mike Barnet, P. Eng.  
Director, Enforcement and Street Management, Transportation Services

## **ATTACHMENTS**

---

Attachment 1: Map - Traffic Amendments - Falstaff Avenue

Attachment 1: Map - Traffic Amendments - Falstaff Avenue

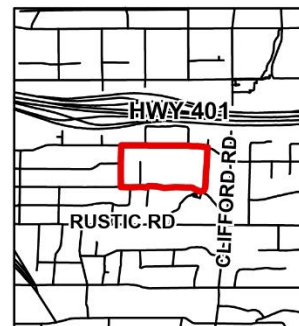


 PROPOSED School Bus Loading Zone 8:00am - 5:00pm

 EXISTING School Bus Loading Zone 8:00am - 5:00pm  
(To Be Rescinded)



PROPOSED Left-Turn Prohibition



**PAVEMENT MARKING & SIGNAGE  
155 FALSTAFF ROAD**

City of Toronto Imagery



Not to Scale  
11/05/2025