

## **Temporary Parking Amendments - Dufferin Street, between Queen Street West and Springhurst Avenue**

**Date:** March 19, 2025  
**To:** City Council  
**From:** General Manager, Transportation Services  
**Wards:** Parkdale-High Park, Ward 4 and Spadina-Fort York, Ward 10

### **SUMMARY**

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Liberty Village community members and Exhibition Place have raised concerns about the upcoming planned capital works and major events in the area and the associated potential traffic impacts these may have on the neighborhood. Based on a review of the traffic data, Transportation Services has identified Dufferin Street as a key north/south route which, when hindered, can lead to traffic diversion through Liberty Village. To address this, Transportation Services is requesting authorization to prohibit stopping at all times on both sides of Dufferin Street, between Queen Street West and Springhurst Avenue. The parking amendments will be in place from March 31, 2025 to December 31, 2025.

As part of the accelerated implementation of the RapidTO surface transit priority project on Dufferin Street, the temporary parking restrictions proposed in this report may be made permanent, subject to future City Council approval, ahead of implementation late 2025/Q1 2026.

The stopping prohibition will result in the removal of 75 pay and display parking spaces. Based on a preliminary review and feedback from key stakeholders, the existing parking lots in the neighborhood can absorb the displaced parking spaces.

This report takes into consideration the Liberty Village Traffic Action Plan and was prepared following consultation with Exhibition Place, Liberty Village Business Improvement Area, Toronto Transit Commission, Toronto Parking Authority and the local Councillors.

## RECOMMENDATIONS

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The General Manager, Transportation Services, recommends that:

1. City Council rescind the existing parking prohibition in effect at all times on the east side of Dufferin Street, between Queen Street West and the south end, from March 31, 2025 to December 31, 2025, inclusive.
2. City Council rescind the existing parking prohibition in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on the east side of Dufferin Street, between Queen Street West and a point 15 metres north of Springhurst Avenue, from March 31, 2025 to December 31, 2025, inclusive.
3. City Council rescind the parking prohibition in effect at all times on the east side of Dufferin Street between a point 150.1 metres south of a point opposite the south limit of Springhurst Avenue and a point 15 metres north of Springhurst Avenue, from March 31, 2025 to December 31, 2025, inclusive.
4. City Council rescind the parking prohibition in effect at all times on the west side of Dufferin Street, between Springhurst Avenue and a point 150.2 metres south of Springhurst Avenue, from March 31, 2025 to December 31, 2025, inclusive.
5. City Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays on the west side of Dufferin Street between Queen Street West and Springhurst Avenue, from March 31, 2025 to December 31, 2025, inclusive.
6. City Council rescind the existing stopping prohibition in effect from 4:00 p.m. to 6:00 p.m. Monday to Friday, on the east side of Dufferin Street between Exhibition Park and Queen Street West, from March 31, 2025 to December 31, 2025, inclusive.
7. City council rescind the existing parking machine regulation in effect from 9:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Sat.; 1:00 p.m. to 9:00 p.m. Sun. at the rate of \$4.25 per hour for a maximum period of 3 hours on the west side of Dufferin Street between King Street West and Queen Street West, from March 31, 2025 to December 31, 2025, inclusive.
8. City council rescind the existing parking machine regulation in effect from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday at the rate of \$4.25 per hour for a maximum period of 3 hours on the east side of Dufferin Street between Springhurst Avenue and King Street West, from March 31, 2025 to December 31, 2025, inclusive.
9. City council rescind the existing parking machine regulation in effect from 9:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sun. at the rate of \$4.25 per hour for a maximum period of 3 hours on the west side of Dufferin Street, between Springhurst Avenue and a point 104 metres south of King Street West, from March 31, 2025 to December 31, 2025, inclusive.

10. City Council prohibit stopping at all times on both sides of Dufferin Street between Queen Street West and Springhurst Avenue, from March 31, 2025 to December 31, 2025, inclusive.

11. City Council direct that Dufferin Street be returned to its pre-construction traffic and parking regulations after December 31, 2025.

## **FINANCIAL IMPACT**

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Transportation Services has consulted with Toronto Parking Authority (TPA), who assessed that the financial impact of lost revenue and operating expenses for temporary removal of on-street paid parking will be approximately \$710,000.00 for the period of April to December 2025. The costs associated with the proposed signage modification are included in the Transportation Services 2025 Operation Budget.

The costs associated with the potential permanent removal of the on-street paid parking spaces on Dufferin Street will be addressed in a future report on the RapidTO: Surface Transit Network Plan..

## **DECISION HISTORY**

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On October 9 and 10, 2024, City Council adopted several motions to improve mobility options, streetscape, and traffic conditions in Liberty Village.  
[Agenda Item History - 2024.TE16.56](#)

City Council at its meeting on July 24 and 25, 2024 adopted a recommendation to advance a strategy to accelerate the review and design of RapidTO Dufferin Street, between Eglinton Avenue West and Dufferin Gate Loop, and to bring study findings and recommendations, informed by consultation with local Councillors, adjacent residents and businesses, and the public.  
[Agenda Item History - 2024.EX16.21](#)

On July 24, 2024, City Council directed staff to develop and implement a Liberty Village Traffic Action Plan to address traffic congestion, parking, road safety, and related construction work zone traffic management and event traffic management issues in the neighbourhood.  
[Agenda Item History - 2024.MM20.22](#)

On April 17, 2024, City Council endorsed the Liberty Village Public Realm Strategy, including the Liberty Village Neighbourhood Streets Plan and directed staff to report back to the Toronto and East York Community Council in the third quarter of 2024 on a funding and implementation strategy in the leadup to the FIFA World Cup 2026.  
[Agenda Item History - 2024.TE12.16](#)

On July 19, 2023, Toronto and East York Community Council directed staff to hold a community consultation on the Liberty Village Streets Plan and Precinct Wide Parking Study work being undertaken within the Liberty Village Public Realm Strategy. [Agenda Item History - 2023.TE6.5](#)

**COMMENTS**

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Liberty Village community members and Exhibition Place have raised concerns about the upcoming planned capital works, see Table 1 below, and major events in the area and the associated potential traffic impacts these may have on the neighborhood.

Table 1: Upcoming Construction Projects

<b>Project</b>	<b>Schedule</b>
Bathurst Street / Lake Shore Boulevard West Watermain and TTC Track Replacement Project	February 18 - June 1, 2025
Dufferin Street / King Street Intersection Closure: TTC Track Replacement	Fall 2025
Liberty Street / Fraser Avenue Sanitary Sewer Replacement	March 2025 - May 2025
Gardiner Expressway Rehabilitation Dufferin Street to Strachan Avenue	Ongoing - 2027
Ontario Line - Exhibition Station	Ongoing - 2029
Ontario Line - Dufferin Street has been designated as a haul route for Metrolinx Exhibition Station construction	Ongoing - 2029

Based on a review of the traffic data, Transportation Services has identified Dufferin Street as a key north/south route which when hindered can lead to traffic diversion through Liberty Village.

With these upcoming construction projects, other capital works, such as the Gardiner Expressway Rehabilitation Project, and events at nearby venues (Exhibition Place, BMO Field and Budweiser Stage) the existing on-street parking regulations on Dufferin Street are expected to result in increased queues and delays.

## **Existing Conditions**

The section of Dufferin Street between Queen Street West and Springhurst Avenue is characterized by the following conditions:

- It is a four-lane, north-south, major arterial roadway.
- It operates two-way traffic on a pavement width of approximately 12 metres.
- The daily two-way traffic volume is approximately 16,000 vehicles.
- The speed limit is 50 km/h.
- TTC service is provided by Streetcar number 304, 304B, and 504B, as well as Bus number 29, 29C, 329, and 929.
- There are sidewalks located on both sides of the street.

The parking regulations on Dufferin Street, between Queen Street West and Springhurst Avenue, are as follows:

### **East side**

- No parking, any time on the east side of Dufferin Street, between Peel Avenue and the south end.
- No parking, from 4:00 p.m. to 6:00 p.m. Monday to Friday, except public holidays, on Dufferin Street, between Queen Street West and a point 15 metres north of Springhurst Avenue.
- No parking, any time on Dufferin Street, between a point 150.1 metres south of a point opposite the south limit of Springhurst Avenue and a point 15 metres north of Springhurst Avenue.
- No stopping, any time, on Dufferin Street, between King Street and a point 104 metres south.
- Parking machine regulation in effect from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday.; 1:00 p.m. to 9:00 p.m. Sunday at the rate of \$3.00 per hour for a maximum period of 3 hours on Dufferin Street, between Springhurst Avenue and King Street West.

### **West side**

- No parking, any time on Dufferin Street, between Springhurst Avenue and a point 150.2 metres south of Springhurst Avenue.
- No parking, from 7:00 a.m. to 9:00 a.m. Monday to Friday, except public holidays on Dufferin Street, between Springhurst Avenue and a point 104 metres south of King Street West.
- No stopping, anytime from 4:00 p.m. to 6:00 p.m. Monday to Friday, on Dufferin Street, between Exhibition Park and Queen Street West.
- Parking machine regulation in effect from 9:00 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday 1:00 p.m. to 9:00 p.m. Sunday at the rate of \$3.00 per hour for a maximum period of 3 hours on Dufferin Street, between King Street West and Queen Street West.
- Parking machine regulation in effect from 9:00 a.m. to 9:00 p.m. Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday 1:00 p.m. to 9:00 p.m. Sunday at the rate of \$3.00 per hour for a maximum period of 3 hours on Dufferin Street, between Springhurst Avenue and a point 104 metres south of King Street West.

In order to improve the overall traffic flow around the planned construction work, associated closures and events, staff recommend to temporarily prohibit stopping at all times on Dufferin Street, between Queen Street West and Springhurst Avenue. It is also expected that this change will improve traffic flow and reduce congestion in and around Liberty Village, including access to Lake Shore Boulevard and access to the Gardiner Expressway. Based on the Liberty Village Parking Precinct Study, the existing parking supply within Liberty Village can absorb the displaced parking spaces on Dufferin Street.

While preparing this report, a discrepancy was noted between the posted signage and the existing parking regulation by-laws on the west side of Dufferin Street. The approval of recommendation 7 will correct this inconsistency.

### **Dufferin RapidTO**

City Council at its meeting on July 24 and 25, 2024, directed staff to accelerate the review and design of transit priority on Dufferin Street, between Eglinton Avenue West and Dufferin Gate Loop. Design work, informed by extensive public and interest group consultation, is proceeding and may require the temporary parking restrictions proposed in this report be made permanent. It is expected that recommendations for the transit priority implementation will be brought to the appropriate Committee and City Council later in 2025.

### **Liberty Village Traffic Action Plan**

In October 2024 City Council received and adopted the Liberty Village Traffic Action Plan Update <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE16.56>. The recommendations in this report are consistent with that adopted Action Plan.

The Deputy Mayor and Ward Councillor have been advised of the recommendations in this report.

## **CONTACT**

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Roger Browne, Director, Traffic Management, Transportation Services, 416-392-5372  
[Roger.Browne@toronto.ca](mailto:Roger.Browne@toronto.ca)

## **SIGNATURE**

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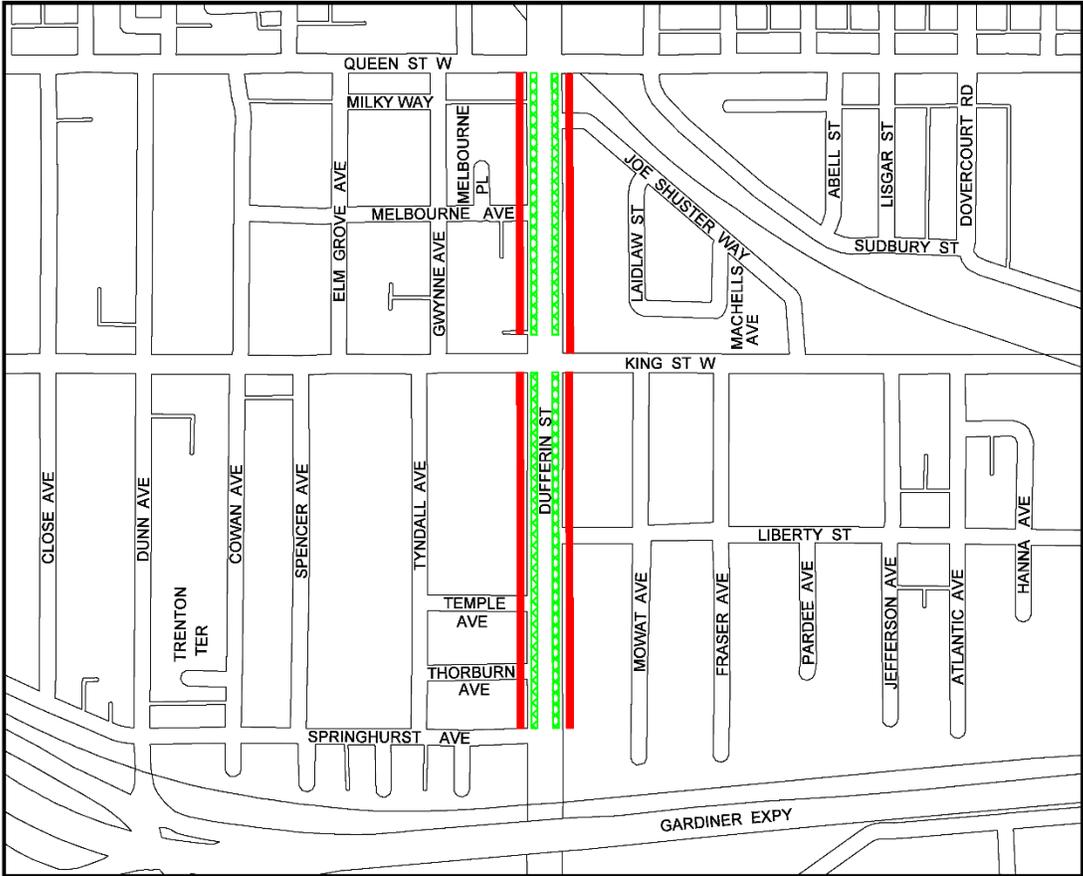
Barbara Gray  
General Manager  
Transportation Services

## **ATTACHMENTS**

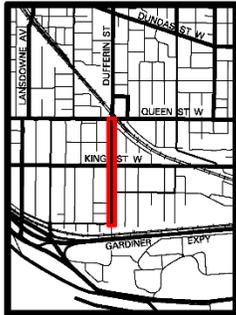
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Attachment 1: Parking Amendments - Dufferin Street, between Queen Street West and Springhurst Avenue

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-  PROPOSED NO STOPPING AT ALL TIMES
-  RESCINDED BY-LAWS



**PARKING AMENDMENTS  
 DUFFERIN STREET BETWEEN  
 QUEEN STREET WEST AND SPRINGHURST AVENUE**



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