

## **Streetscape Improvements and Parking Bylaw Amendments - Breadalbane Street**

**Date:** April 10, 2025

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

**From:** Director, Planning, Design and Management, Transportation Services

**Wards:** Ward 13 Toronto Centre

### **SUMMARY**

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Breadalbane Street, extending between Yonge Street and Bay Street, is scheduled for road resurfacing and streetscape improvements in 2025. The project includes curb extensions with integrated green infrastructure and seating features associated with a midblock pedestrian connection, between the Opera Place Park and Dr. Lilian McGregor Park.

Community Council approval of on-street parking by-law amendments along the south side of Breadalbane Street is required to facilitate proposed streetscape improvements, which will be delivered in conjunction with the road resurfacing work in 2025. The proposed amendments would reduce the existing 19 paid on-street parking spaces in this section of Breadalbane Street to 15 spaces.

### **RECOMMENDATIONS**

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The Director, Planning Design and Management, Transportation Services recommends that:

1. Toronto and East York Community Council approve amendments to the Traffic and Parking By-laws for Breadalbane Street between Yonge Street and Bay Street as described in Attachment 2 to the report (April 10, 2025) from the Director, Planning, Design and Management, Transportation Services.

### **FINANCIAL IMPACT**

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The estimated cost to implement the proposed street improvements associated with the parking by-law amendments as recommended in this report is \$330,000. Funding has

been secured through Section 37 Funds from various developments in the area and is available in the 2025-2034 Capital Budget and Plan for Transportation Services (CTP421-04).

The permanent removal of four (4) on-street parking spaces proposed in this report would reduce Toronto Parking Authority's annual gross revenue by an estimated \$26,500.

## **DECISION HISTORY**

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On June 8 and 9, 2021 City Council approved funding for the streetscape improvements on Breadalbane Street through Section 37 funds ([2021.MM34.7](#))

On September 16, 2020, Toronto and East York Community Council directed Transportation Services to design public realm improvements including a safe connection between Opera Place Park and Dr. Lilian McGregor Park ([2020.TE18.85](#)). These streetscape improvements are being delivered as part of bundled capital improvements on Breadalbane Street by Engineering and Construction Services.

## **COMMENTS**

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Transportation Services was directed by Toronto and East York Community Council to design a safe pedestrian connection between the Opera Place Park and Dr. Lilian McGregor Park. Staff determined that a midblock pedestrian connection 93 metres from Bay Street would be ideal. This connection is integrated with a curb extension (2 metres in width) along the south sidewalk adjacent to Opera Place Park, with integrated green infrastructure and seating features. This proposal, along with other streetscape improvements, were presented to the local Councillor and members of Bay Cloverhill Community Association on August 21, 2023.

### **Existing conditions**

Breadalbane Street between Bay Street and Yonge Street is characterised by the following conditions:

- Two-way local road with approximate width of 8.2 metre;
- The speed limit is 30 km/h;
- There is no TTC service;
- Paid on-street parking along the south side between Bay Street and Yonge Street with parking restrictions in front of the Toronto YMCA Family Development Centre;
- No Stopping on north side between Bay Street and a point 83 metre east;
- No Parking on north side between a point 83 metre east of Bay Street and Yonge Street; and
- Painted curb extension marking with flexible bollard at southeast corner of intersection with Bay Street.

### **Proposed Conditions**

Proposed streetscape improvements and by-law amendments include:

- Formalizing the painted pavement markings and flexible bollards at intersection with Bay Street with a 1.5 metre wide curb extension integrated with green infrastructure;

- 2 metre wide midblock curb extension and pedestrian crossing with green infrastructure and concrete seat walls, connecting Opera Place Park and Dr. Lilian McGregor Park;
- Stamped asphalt section between St. Luke's Lane and a point 98.2 metres further west to slow down incoming traffic;
- A curb extension with sod in front of the fire hydrant on the south sidewalk, west of St Luke Lane;
- Widening of tree pits along the entire length of south sidewalk to create better tree growing conditions; and
- Boulevard space between enhanced tree pits replaced with permeable pavers and post and ring bike parking.

The streetscape improvements will require the removal of four (4) paid on-street parking spaces on the south side of Breadalbane Street between Bay Street and Yonge Street. The existing 19 paid on-street parking spaces in this section of Breadalbane Street will be reduced to 15 spaces. The Toronto Parking Authority has been advised on this proposed change.

The proposed parking amendments are shown in Attachment 1, and a detailed table of by-law amendments in Attachment 2.

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

## **CONTACT**

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## **SIGNATURE**

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Jacquelyn Hayward  
Director, Planning, Design and Management  
Transportation Services

## **ATTACHMENTS**

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Attachment 1: Map of Breadalbane Street between Bay Street and Yonge Street with proposed streetscape improvements and parking amendments

Attachment 2: Traffic and Parking By-law amendments – Breadalbane Street

Attachment 1: Map of Breadalbane Street between Bay Street and Yonge Street with proposed streetscape improvements and parking amendments.

