

Parking Amendments - Front Street West

Date: May 20, 2025

To: Toronto and East York Community Council

From: Director, Traffic Management, Transportation Services

Wards: Ward 10, Spadina-Fort York

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 recommending the installation of on-street paid parking within the newly constructed lay-bys on the north side of Front Street West, between Spadina Avenue and Draper Street. These changes will formalize the parking regulations following the completion of The Well development and reinstate short-term parking in the area. Paid parking will be permitted within the lay-bys only, with a standing prohibition at anytime applying outside of the lay-bys, allowing for passenger pick-up and drop-off activities.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

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

FINANCIAL IMPACT

There are no financial implications associated with adoption of this report as funding has been secured from the proponents of the 440 Front Street West development for the new signage improvements for this segment of Front Street West. These funds were secured through Zoning By-law Amendment Application No. 14 116571 STE 20 OZ and Draft Plan of Subdivision Application No. 18 135637 STE 20 SB.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

Transportation Services and Toronto Parking Authority (TPA) staff have reviewed the existing parking regulations on the north side of Front Street West, between Spadina Avenue and Draper Street, following the completion of The Well development. This request was made to support the opening phases of this development, which includes a mix of residential, office, and retail uses. The intent of the review was to formalize the use of newly constructed lay-bys for paid parking and to implement a standing prohibition at anytime outside of these areas to allow for passenger pick-up and drop-off activity.

Existing Conditions

Front Street West, between Spadina Avenue and Draper Street, is characterized by the following conditions:

- It is a two-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of 13.4 metres
- The daily two-way traffic volume is approximately 11,300 vehicles
- The speed limit is 40 km/h
- There is no Toronto Transit Commission (TTC) service provided
- There is a sidewalk located on the north side of the street

The parking regulations on the north side of Front Street West, within the subject section, are as follows:

- No parking from 4:00 p.m. to 6:00 p.m., Monday to Friday
- Paid parking from 8:00 a.m. to 4:00 p.m., and from 6:00 p.m. to 9:00 p.m., Monday to Friday; from 8:00 a.m. to 9:00 p.m., Saturday; from 1:00 p.m. to 9:00 p.m., Sunday, between a Spadina Avenue and a point 95 metres further west and between a point 110 metres west of Spadina Avenue and Draper Street
- Stand for two taxicabs in effect at all times, between a point 95 metres west of Spadina Avenue and a point 15 metres further west
- Maximum three-hour statutory parking at all other times, where permitted

Staff undertook a site investigation on April 9, 2025, at approximately 2:30 p.m. and observed vehicles parked within the lay-bys, as well as pick-up and drop-off activities taking place outside the designated lay-by areas.

Proposed Changes

The proposed parking regulation changes apply to the north side of Front Street West, between Spadina Avenue and Draper Street, fronting The Well development. The existing parking regulations are no longer consistent with the current roadway configuration, following the recent installation of newly constructed lay-bys on the north side. To address this, Transportation Services is recommending the introduction of paid parking within the lay-bys and the prohibition of standing at anytime outside of these areas. This will allow for parking only within the lay-bys for short-term periods, and for passenger pick-up/drop-off activity outside of these areas.

These changes are expected to improve traffic flow by reducing congestion caused by vehicles stopping outside the lay-bys. Introducing paid parking within the lay-bys will provide convenient short-term parking for visitors and local businesses. This will also help better manage curbside activity, enhancing safety and lowering the risk of potential collisions or delays from vehicles blocking travel lanes.

A map of the area and proposed parking amendment is included in Attachment 2.

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

CONTACT

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SIGNATURE



for

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

ATTACHMENTS

Attachment 1: Parking Amendments - Front Street West
Attachment 2: Map - Parking Amendments - Front Street West

Attachment 1: Parking Amendments - Front Street West

Regulations to be rescinded:

Chapter 950, Schedule 5 (V): Stands for Taxicabs

Highway	Side	Between	Number of Taxicabs	Prohibited Times and/or Days
Front Street West	North	A point 95 metres west of Spadina Avenue and a point 15 metres further west	2	Anytime

Chapter 950, Schedule 13 (XIII): No Parking

Highway	Side	Between	Prohibited Times and/or Days
Front Street West	North	A point 45 metres west of Portland Street and Spadina Avenue	4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays

Chapter 910, Schedule 1 (I): Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Front Street West	North	Spadina Avenue and a point 95 metres west	8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Mon. to Fri.; 8:00 a.m. to 9:00 p.m., Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$3.00 for 1 hour	3 hours

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Front Street West	North	Portland Street and a point 110 metres west of Spadina Avenue	8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m., Mon. to Fri.; 8:00 a.m. to 9:00 p.m., Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$3.00 for 1 hour	3 hours

Regulations to be enacted:

Chapter 950, Schedule 13 (XIII): No Parking

Highway	Side	Between	Prohibited Times and/or Days
Front Street West	North	A point 45 metres west of Portland Street and Draper Street	4:00 p.m. to 6:00 p.m., Mon. to Fri., except public holidays

Chapter 950, Schedule 16 (XVI): No Standing

Highway	Side	Between	Prohibited Times and/or Days
Front Street West	North	Spadina Avenue and a point 78 metres west	Anytime
Front Street West	North	A point 98 metres west of Spadina Avenue and a point 41 metres further west	Anytime
Front Street West	North	A point 167.5 west of Spadina Avenue and Draper Street	Anytime

Chapter 910, Schedule 1 (I): Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Front Street West	North	A point 78 metres west of Spadina Avenue and a point 20 metres further west	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$4.25 for 1 hour	3 hours
Front Street West	North	A point 139 metres west of Spadina Avenue and a point 28.5 metres further west	8:00 a.m. to 9:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$4.25 for 1 hour	3 hours

Attachment 2: Map - Parking Amendments - Front Street West

