

Parking Amendments - Front Street East and Jarvis Street

Date: May 20, 2025

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.

At the request of the Ward Councillor, in consultation with St. Lawrence Market North staff, Transportation Services reviewed commercial loading opportunities on Front Street East. These changes are intended to help facilitate this activity during events at the St. Lawrence Market North facility. In addition, staff reviewed enhancing the current parking regulations on the east side of Jarvis Street, between Front Street East and King Street East. These changes are intended to help minimise congestion and delays on this section of roadway for motorists entering/exiting the Toronto Parking Authority (TPA) underground parking facility, located on the west side of Jarvis Street.

Transportation Services supports the requested changes and is recommending:

- establishing a Commercial Loading Zone on the north side of Front Street East, west of Jarvis Street, that will operate at all times; and
- prohibiting stopping at all times on the east side of Jarvis Street, between Front Street East and King Street East.

The proposed parking amendments will help facilitate loading and unloading operations for businesses at St. Lawrence Market North on Front Street East and will deter all curbside activity from taking place on Jarvis Street, minimizing congestion during parking operations to/from the TPA underground parking facility. There will be no loss of on-street parking.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services recommends that:

1. Toronto and East York Community Council rescind the existing parking prohibition in effect at all times on the north side of Front Street East, between Jarvis Street and a point 72 metres west.
2. Toronto and East York Community Council amend the existing stopping prohibition in effect from 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays, on the north side of Front Street East, between Jarvis Street and a point 88 metres west, to be in effect between a point 72 metres west of Jarvis Street and a point 16 metres further west.
3. Toronto and East York Community Council prohibit stopping at all times on the north side of Front Street East, between Jarvis Street and a point 30.5 metres west.
4. Toronto and East York Community Council designate a commercial loading zone to be in effect at all times on the north side of Front Street East, between a point 30.5 metres west of Jarvis Street and a point 17.5 metres further west.
5. Toronto and East York Community Council prohibit stopping at all times on the north side of Front Street East, between a point 48 metres west of Jarvis Street and a point 24 metres further west.
6. Toronto and East York Community Council amend the existing parking prohibition in effect at all times, except Sunday and public holidays, on the east side of Jarvis Street, between Front Street East and Adelaide Street East, to be in effect between King Street East and Adelaide Street East.
7. Toronto and East York Community Council amend the existing stopping prohibition in effect from 7:30 a.m. to 9:30 a.m., and from 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays, on the east side of Jarvis Street, between Front Street East and Shuter Street, to be in effect between King Street East and Shuter Street.
8. Toronto and East York Community Council prohibit stopping at all times on the east side of Jarvis Street, between Front Street East and King Street East.

FINANCIAL IMPACT

The signage costs associated with the proposed amendments are approximately \$4,500.00. Funding is available within the Transportation Services 2025 Operating Budget.

DECISION HISTORY

On February 20, 2025, Toronto and East York Community Council adopted Item - 2025.TE20.48 (Parking Amendment - No Stopping Anytime on Jarvis Street and Lower Jarvis Street) and approved a stopping prohibition at anytime on the west side of Jarvis Street, between Front Street East and King Street East. The Toronto and East York Community Council decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE20.48>

COMMENTS

At the request of the Ward Councillor, in consultation with St. Lawrence Market North staff, Transportation Services reviewed establishing a Commercial Loading Zone on Front Street East fronting the new St Lawrence Market North building to help facilitate loading/unloading activities during events. In addition, staff were requested to enhance the parking regulations on the east side of Jarvis Street, between Front Street East and King Street East, to deter all curbside activities, maintain a clear curb lane, and provide unobstructed traffic flow, particularly during events. A clear curb lane could be used by northbound traffic on Jarvis Street in the event motorists are waiting to enter/exit the Toronto Parking Authority underground parking facility servicing the St. Lawrence Market North building, minimizing congestion and delays.

Existing Conditions

St. Lawrence Market North is located at the northwest corner of Front Street East and Jarvis Street. Market Lane Park is on the west side of the market.

Front Street East

Front Street East, west of Jarvis Street, is characterized by the following conditions:

- It is a four-lane, east-west, minor arterial roadway
- It has a raised median separating the eastbound and westbound flows of traffic
- It operates two-way traffic on a pavement width of approximately 18.1 metres
- The daily two-way traffic volume is approximately 16,000 vehicles
- The speed limit is 40 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 the north side of Front Street East, west of Jarvis Street, are as follows:

- No parking at anytime
- No stopping, from 7:30 a.m. to 9:30 a.m., Monday to Friday

Jarvis Street

Jarvis Street, between Front Street East and King Street East, 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 12.8 metres
- The daily two-way traffic volume is approximately 17,000 vehicles
- The speed limit is 40 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

The parking regulations on the east side of Jarvis Street, between Front Street East and King Street East, are as follows:

- No parking at anytime, Monday to Saturday
- No stopping, from 7:30 a.m. to 9:30 a.m., and from 3:30 p.m. to 6:30 p.m., Monday to Friday

Proposed Changes

Transportation Services determined that it is feasible to designate a Commercial Loading Zone on the section of Front Street East, fronting St. Lawrence Market North. Specifically, the Commercial Loading Zone will operate at all times on the north side of Front Street East, between a point 30.5 metres west of Jarvis Street and a point 17.5 metres further west.

To help improve sightlines fronting Market Lane Park and at the signalized intersection at Jarvis Street, staff also recommended increasing the existing parking prohibition to a stopping prohibition on either side of the Commercial Loading Zone. Vehicles displaying Accessible Parking Permits will not be permitted to park within the Commercial Loading Zone or in "No Stopping" areas. It should be noted that a Commercial Loading Zone is a public facility, which may be used by anyone for the purpose of and while actually engaged in loading or unloading of merchandise and no one has exclusive rights to the loading zone

Transportation Services also determined that it is feasible to implement a stopping prohibition at anytime on the east side of Jarvis Street, opposite St. Lawrence Market North. This parking enhancement will deter all curbside activity and provide unobstructed traffic flow on this section of Jarvis Street given the anticipated increases of pedestrian and vehicular traffic to/from the Toronto Parking Authority underground facility, particularly during events at the St. Lawrence Market North building. This parking amendment will also augment the recent introduction of a stopping prohibition at anytime on the west side of Jarvis Street, between King Street East and Front Street East, approved by Toronto and East York Community Council at its meeting on February 20, 2025.

There will be no loss of on-street parking with this proposal.

A map of the area and proposed parking amendments is included in Attachment 1.

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: Map - Parking Amendments - Front Street East and Jarvis Street

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