

## **Traffic and Parking Amendments - Howard Street and Redrocket Lane**

**Date:** September 2, 2025

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

**From:** Director, Enforcement and Street Management, Transportation Services;  
Director, Engineering Review, Development Review

**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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

Transportation Services is requesting approval for traffic and parking amendments on Howard Street and Redrocket Lane for a new development located at 603-611 Sherbourne Street and 4-6 Howard Street.

The proposed traffic and parking amendments will address requirements of the site plan agreement on Howard Street and Redrocket Lane.

### **RECOMMENDATIONS**

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The Director, Enforcement and Street Management, Transportation Services and the Director, Engineering Review, Development Review recommend that:

1. Toronto and East York Community Council prohibit stopping at all times on the south side of Howard Street, between Blecker Street and a point 15 metres west.
2. Toronto and East York Community Council rescind the existing parking prohibition in effect from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Howard Street, between Sherbourne Street and Glen Road.
3. Toronto and East York Community Council prohibit parking from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Howard Street, between Sherbourne Street and a point 15 metres west of Blecker Street.

4. Toronto and East York Community Council prohibit parking from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Howard Street, between Bleecker Street and Glen Road.
5. Toronto and East York Community Council rescind the existing parking machine regulation on the south side of Howard Street, between Sherbourne Street and Glen Road, in effect from 9:00 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, and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of three hours.
6. Toronto and East York Community Council authorize the installation of parking machines on the south side of Howard Street, between Sherbourne Street and a point 15 metres west of Bleecker Street, to be in effect from 9:00 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, and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of three hours.
7. Toronto and East York Community Council authorize the installation of parking machines on the south side of Howard Street, between Bleecker Street and Glen Road, to be in effect from 9:00 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, and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of three hours.
8. Toronto and East York Community Council rescind the existing permit parking regulation in effect from 12:01 a.m. to 7:00 a.m., daily, except no parking from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday and public holidays, from Glen Road to Sherbourne Street, on the odd (south) side of Howard Street, from Sherbourne Street to Parliament Street.
9. Toronto and East York Community Council authorize permit parking to be in effect from 12:01 a.m. to 7:00 a.m. daily, except no parking from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday and public holidays, from Sherbourne Street and a point 15 metres west of Bleecker Street and no stopping anytime from Bleecker Street to a point 15 metres west, on the odd (south) side of Howard Street, from Sherbourne Street to Parliament Street.
10. Toronto and East York Community Council amend the existing one-way for southbound traffic only regulation on Redrocket Lane, between Howard Street and Bloor Street East, to operate between a point 21 metres north of Howard Street and Bloor Street East.
11. Toronto and East York Community Council prohibit standing at all times on both sides of Redrocket Lane, between Howard Street and a point 21 metres north.

12. Toronto and East York Community Council amend the existing parking machine regulation on the south side of Howard Street, between Glen Road and Parliament Street, in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$2.00 per hour and for a maximum period of three hours to be in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of three hours.

13. Toronto and East York Community Council rescind the existing parking machine regulation on the south side of Howard Street, between Glen Road and a point 139 metres west of Parliament Street, in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$3.00 per hour and for a maximum period of three hours.

## **FINANCIAL IMPACT**

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There are no financial implications to this report. The cost for the implementation of the proposed traffic and parking amendments will be borne by the owner, Concert Properties Ltd and has been secured through Site Plan Control Application No. 19 130379 STE 13 SA. The cost includes the following portions:

- The cost for the proposed conversion of the one-way southbound to two-way operation in Redrocket Lane in the estimate amount of \$2,727.88.
- The cost for the proposed parking sign changes on Howard Street and Redrocket Lane in the estimate amount of \$2,085.00.
- The estimated annual loss of revenue resulting from the loss of one pay-and-display parking space on Howard Street is \$17,912.00.

## **DECISION HISTORY**

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This report addresses a new initiative.

## **COMMENTS**

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Transportation Services was requested by Concert Properties Ltd. to amend the following traffic and parking regulations on Howard Street and Redrocket Lane, as part of the site plan application for 603-611 Sherbourne Street and 4-6 Howard Street:

- Prohibit stopping at all times on the south side of Howard Street, west of Bleecker Street
- Convert the southern portion of Redrocket Lane from the current one-way southbound to a two-way operation, from Howard Street to a point 21 metres north

- Prohibit standing at all times on both sides of Redrocket Lane within the proposed two-way portion

The development site at 603-611 Sherbourne Street and 4-6 Howard Street is located on the north side of Howard Street, between Sherbourne Street and Redrocket Lane. This development consists of a 53-story mixed use building consisting of 501 condominium units, with approximately 317 square metres gross floor area of retail space. Access to the parking and loading facilities is proposed in Redrocket Lane.

## **Existing Conditions**

Howard Street is characterized by the following conditions:

- It is a two-lane, east-west, collector roadway
- It operates one-way westbound traffic on a pavement width of approximately 7.3 metres
- The speed limit is 40 km/h
- Heavy trucks are prohibited 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 Howard Street, between Sherbourne Street and Redrocket Lane, are as follows:

### **North side**

- No parking anytime

### **South side**

- No parking, from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday
- Permit parking, from 12:01 a.m. to 7:00 a.m.
- Parking machines, from 9:00 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, and from 1:00 p.m. to 9:00 p.m., Sunday
- Maximum three-hour statutory parking at all other times, where permitted

Redrocket Lane, between Howard Street and Bloor Street East, is characterized by the following conditions:

- It is a one-lane, north-south, laneway
- It operates one-way southbound traffic on a pavement width of approximately 4.6 metres
- The speed limit is 50 km/h
- Heavy trucks are permitted at all times
- There is no TTC service provided
- There are sidewalks located on the west side of the street

Parking is prohibited at all times on both sides of Redrocket Lane.

### **Proposed Traffic and Parking Amendments**

As part as the site plan application, the applicant has proposed the following traffic and parking amendments.

- Under existing conditions, Redrocket Lane is a public laneway operating one-way southbound between Howard Street and Bloor Street East. As part of the development, the southern portion of Redrocket Lane, between Howard Street and a point 21 metres north, will be converted to a two-way traffic operation. The northern portion of Redrocket Lane, between the point 21 metres north of Howard Street and Bloor Street East, will continue to operate one-way southbound.

The two-way portion of Redrocket Lane will be widened to 6 metres and will accommodate traffic destined to/from this development, reducing development-generated traffic using this lane.

- The parking regulations on both sides of Redrocket Lane (within the proposed two-way portion) will be increased to a standing prohibition. This will deter parking and provide unobstructed access/egress to the parking and loading facilities serving 603-611 Sherbourne Street and 4-6 Howard Street.
- The corner parking prohibition on the south side of Howard Street, west of Bleecker Street, will be increased to a 15-metre stopping prohibition to deter parking in this area and provide maneuvering room for trucks exiting Redrocket Lane. This change will result in a loss of one on-street parking space.

A map of the area and proposed traffic and 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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Dan Clement, CET, Manager Traffic Operations (Area 1), Transportation Services  
416-3976-3226, [Dan.Clement@toronto.ca](mailto:Dan.Clement@toronto.ca)

Lukasz Pawlowski, Manager Development Planning and Review (Area 1)  
Transportation Services, 416-392-7713, [Lukasz.Pawlowski@toronto.ca](mailto:Lukasz.Pawlowski@toronto.ca)

## **SIGNATURE**

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for

Nhat-Anh Nguyen, P. Eng.  
Director (Acting), Engineering Review, Development Review



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

## **ATTACHMENTS**

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Attachment 1: Drawing - Traffic and Parking Amendments - Howard Street and Redrocket Lane

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