

## **Commercial Loading Zone - St. Helen's Avenue**

**Date:** October 3, 2025

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

**From:** Director, Enforcement and Street Management, Transportation Services

**Wards:** Ward 9, Davenport

### **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 recommending the designation of a commercial loading zone to operate from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of St. Helen's Avenue, between Dublin Street and Whytock Avenue. The proposed commercial loading zone will help facilitate loading and unloading operations for businesses on this section of St. Helen's Avenue.

During the investigation, Transportation Services discovered discrepancies between the by-lawed parking regulations and the posted signage on the subject section of St. Helen's Avenue. Recommendations 2 to 6 will rectify these inconsistencies.

### **RECOMMENDATIONS**

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The Director, Enforcement and Street Management, Transportation Services recommends that:

1. Toronto and East York Community Council designate a commercial loading zone to be in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of St. Helen's Avenue, between a point 61 metres south of Dublin Street and a point 11 metres further south.
2. Toronto and East York Community Council rescind the existing stopping prohibition in effect at all times, on the west side of St. Helen's Avenue, between Whytock Avenue and a point 25 metres north.

3. Toronto and East York Community Council rescind the existing maximum one-hour parking regulation, in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of St. Helen's Avenue, between Dublin Street and a point 25 metres north of Whytock Avenue.

4. Toronto and East York Community Council prohibit stopping at all times on the west side of St. Helen's Avenue, between a point 104 metres south of Dublin Street and Whytock Avenue.

5. Toronto and East York Community Council authorize parking for a maximum period of one-hour to be in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of St. Helen's Avenue, between Dublin Street and a point 61 metres south.

6. Toronto and East York Community Council authorize parking for a maximum period of one-hour to be in effect from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of St. Helen's Avenue, between a point 72 metres south of Dublin Street and a point 32 metres further south.

## **FINANCIAL IMPACT**

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There are no financial implications to this report. The estimated amount of \$289.50 for the installation, plus the annual fee of \$542.85 for the commercial loading zone will be borne by the applicant

## **DECISION HISTORY**

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At its meeting on September 25, 2024, Toronto and East York Community Council adopted Item TE16.50 (Commercial Loading Zone Removal - St. Helen's Avenue) removing an on-street commercial loading zone in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the west side of St. Helen's Avenue, between a point 35 metres south of Dublin Street and a point 69 metres further south, as it was no longer required by the original applicant. The Toronto and East York Community Council decision can be found at:

<https://www.toronto.ca/legdocs/mmis/2024/te/bgrd/backgroundfile-248924.pdf>

## **COMMENTS**

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A business owner requested that a commercial loading zone be established on the west side of St. Helen's Avenue, between Dublin Street and Whytock Avenue, to help facilitate loading and unloading activities for local businesses in the area.

## Existing Conditions

St. Helen's Avenue is characterized by the following conditions:

- It is a one lane, southbound, local roadway
- It operates one-way southbound traffic on a pavement width of 7.4 metres
- The daily one-way southbound traffic volume is approximately 1,100 vehicles
- The speed limit is 30 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 surrounding land use on St. Helen's Avenue consists of commercial, single-family residential dwellings, and parks.

The signed parking regulations on St. Helen's Avenue, within the subject section are as follows:

### East side

- No stopping anytime

### West side

- No stopping between Whytock Avenue and a point 25 metres north, anytime
- Maximum one-hour parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, between a point 25 metres north of Whytock Avenue and Dublin Street
- Permit parking from 12:01 a.m. to 7:00 a.m., daily
- Maximum three-hour statutory parking at all other times, where permitted

## Proposed Changes

Transportation Services staff determined that it is feasible to designate a commercial loading zone on this section of St. Helen's Avenue. The commercial loading zone will be established on the west side of St. Helen's Avenue, between a point 61 metres south of Dublin Street and a point 11 metres further south, and will operate from 8:00 a.m. to 6:00 p.m., Monday to Friday. Maximum one-hour parking is currently permitted from 8:00 a.m. to 6:00 p.m., Monday to Friday; therefore, there will be a loss of two on-street parking spaces associated with the proposed commercial loading zone.

It also 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.

Staff undertook a site investigation on August 6, 2025, at approximately 11:30 p.m. to map the proposed commercial loading zone and verify parking regulations.

A map of the area and proposed commercial loading zone is included in Attachment 1.

## Housekeeping Issues

Transportation Services also detected inconsistencies in the traffic by-law related to the current signed parking regulations along this corridor. These inconsistencies will be resolved with the approval of Recommendations 2 to 6 of this report.

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

## CONTACT

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## SIGNATURE

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

## ATTACHMENT

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Attachment 1: Map - Proposed Commercial Loading Zone - St. Helen's Avenue

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