

Streetscape Improvements and Parking Amendments - Colborne Street between Church Street and Leader Lane

Date: October 17, 2025

To: Toronto and East York Community Council

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

Wards: Ward 13, Toronto Centre

SUMMARY

Colborne Street, extending between Church Street and Leader Lane, is scheduled for local road reconstruction and streetscape improvements in Spring 2026. The project includes curb extensions and reduced curb radii at the intersection of Colborne Street and Leader Lane, and a widened boulevard on the south side of Colborne Street, to increase pedestrian clearway and to create seasonal patio space for adjacent businesses in the Old Town Toronto Business Improvement Area.

Transportation Services is recommending removing the on-street paid parking on the south side of Colborne Street, while maintaining the No Stopping on both sides of Colborne Street, to accommodate streetscape improvements.

A companion report titled "Pedestrian Way Designation and Streetscape Improvements - Leader Lane between Wellington Street East and Colborne Street" dated October 3, 2025 proposes to permanently close Leader Lane as a Laneway to vehicular traffic and redesignate it as a Pedestrian Way.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the amendments to traffic and parking regulations on Colborne Street between Church Street and Leader Lane, to accommodate the streetscape improvements, as generally described in Attachment 2.

FINANCIAL IMPACT

The permanent removal of seven (7) on-street paid parking spaces proposed in the report would reduce Toronto Parking Authority's annual gross revenue by an estimated \$28,194.

DECISION HISTORY

On May 21 and 22, 2025, City Council authorized the release of \$1,250,000 for streetscape improvements on Colborne Street between Church Street and Leader Lane, Leader Lane between King Street and Wellington Street, and Colborne Lane; fully funded by Section 37 community benefits secured for streetscape improvements on Colborne Street between Church Street and Leader Lane, Leader Lane between King Street East and Wellington Street, and Colborne Lane from the developments at 176-178 Front Street East and 33 Sherbourne Street (Source Account: XR3026-3701237) and 60 Shuter Street and 187 and 189 Church Street (Source Account: XR3026-3700961).

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM30.18>

COMMENTS

As a result of a Section 37 Agreement with the adjacent developments, and with support from the Ward Councillor, Transportation Services has undertaken this project to enhance the streetscape on Colborne Street between Church Street and Leader Lane, to improve road safety, pedestrian environment and accessibility, and adjacent business activity in the BIA.

Existing conditions:

Colborne Street between Church Street and Leader Lane is characterized by the following conditions:

- Overall width of full road segment between Church Street and Leader Lane is approximately 8.1 metres;
- Two-way local road between Church Street and Colborne Lane;
- One-way westbound local road between Colborne Lane and Leader Lane;
- The speed limit is 30 km/h;
- There is no TTC service;
- There is on-street paid parking along south side on Monday to Saturday between 8:00 am to 9:00 pm and Sunday between 1:00 pm and 9:00 pm;
- No Parking on north side to a point 71 metre east of Victoria Street and a point 49.2 metres west of Church Street;
- No Stopping on south side between Church Street and Colborne Lane;
- No Stopping on north side between Church Street and a point 49.2 metres west; and
- Parking for Restricted Periods on south side between Leader Lane and Colborne Lane.

Proposed Conditions:

Proposed streetscape improvements include:

- Curb extensions with reduced corner radii;
- Pedestrian crosswalks at the intersection of Colborne Street and Leader Lane;
- Narrowed roadway width of 4.6 metres on the one-way west bound segment between Colborne Lane and Leader Lane;
- Widened boulevard width of 3.5 metres on the south side of the one-way west bound segment between Colborne Lane and Leader Lane;
- No Stopping on both sides of Colborne Street between Church Street and Leader Lane; and
- Unit pavers on the roadway and boulevard zones;

The streetscape improvements will require the removal of seven (7) on-street paid parking spaces on the south side of Colborne Street between Church Street and Leader Lane. The Toronto Parking Authority has been advised of this proposed change.

The proposed streetscape improvements and by-law amendments have been shown in a map of the area in Attachment 1, and detailed table of by-law amendments in Attachment 2.

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

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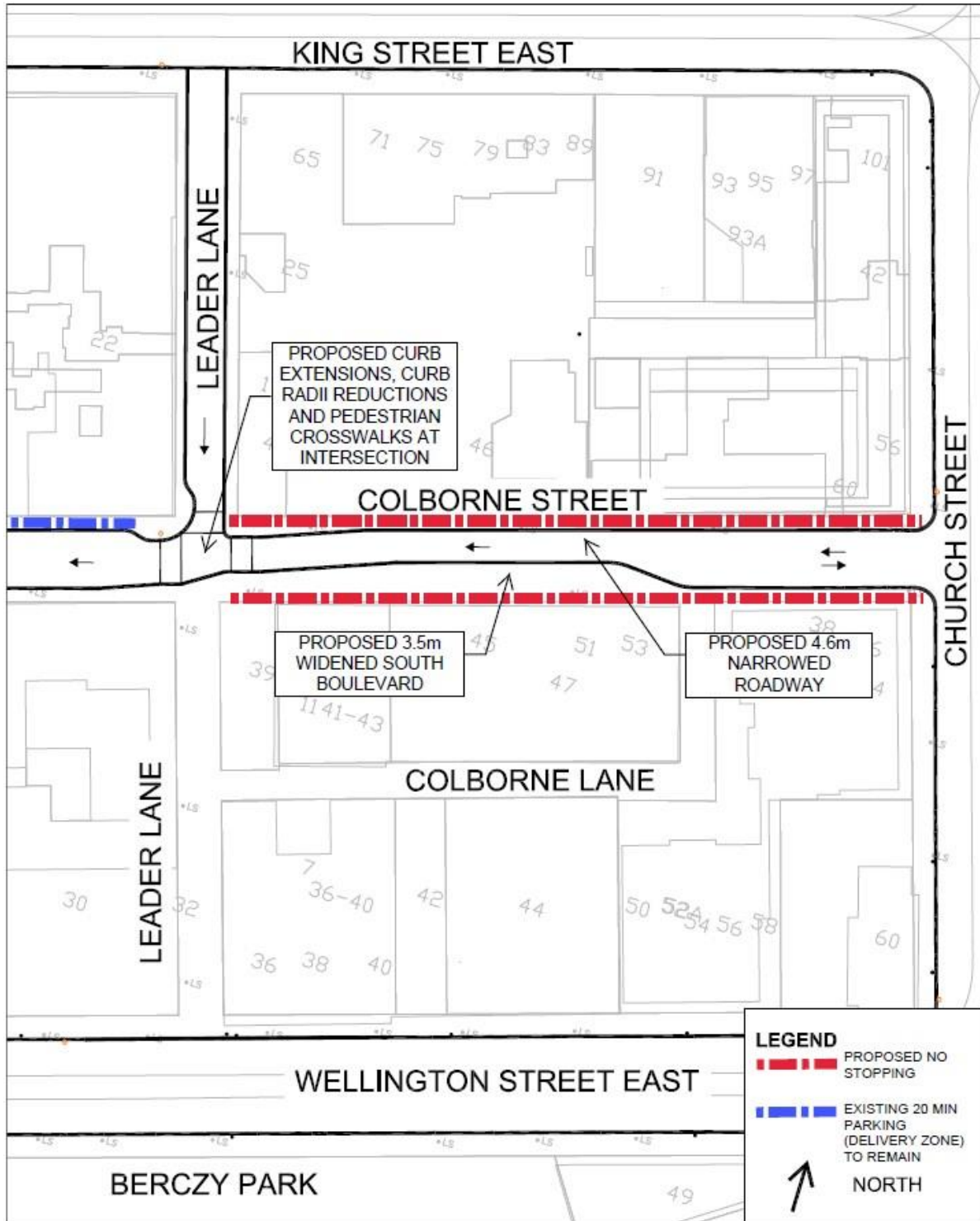
Jacquelyn Hayward
Director, Planning, Design and Management
Transportation Services

ATTACHMENTS

Attachment 1: Map of Colborne Street between Church Street and Leader Lane with Proposed Streetscape Improvements and Parking By-law Amendments

Attachment 2: Traffic and Parking By-law Amendments - Colborne Street between Church Street and Leader Lane

Attachment 1: Map of Colborne Street between Church Street and Leader Lane with Proposed Streetscape Improvements and Parking By-law Amendments



October 2025