

Parking Amendments - Mabelle Avenue

Date: June 18, 2026

To: Etobicoke York Community Council

From: Director, Enforcement and Street Management, Transportation Services

Wards: Ward 3 - Etobicoke -Lakeshore

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Mabell Avenue, City Council approval of this report is required.

Transportation Services is recommending that the existing No Parking Anytime prohibitions on the majority of both sides of Mabelle Avenue, between Dundas Street West and Cordova Avenue, be changed to a stopping prohibition. The proposed amendment will deter parking/stopping on the street and will improve transit operations and vehicle movements by maintaining a clear passage for all vehicles. The existing paid parking areas will remain and a small section on the west side of Mabelle Avenue south of Dundas Street West will be added to provide additional paid parking.

RECOMMENDATIONS

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

1. City Council rescind the existing parking prohibition in effect at all times on both sides of Mabelle Avenue, between Cordova Avenue and Dundas Street West.
2. City Council prohibit stopping at all times on the north side of Mabelle Avenue, between Cordova Avenue and a point 164 metres west of Cordova Avenue.
3. City Council prohibit stopping at all times on the north/east side of Mabelle Avenue, between a point 218 metres west of Cordova Avenue and a point 190 metres south of Dundas Street West.
4. City Council prohibit stopping at all times on the east side of Mabelle Avenue, between Dundas Street West and a point 156 metres south.
5. City Council prohibit stopping at all times on the west side of Mabelle Avenue, between Dundas Street West and a point 70 metres south.

6. City Council authorize the installation of parking machines on the west side of Mabelle Avenue, between a point 70 metres south of Dundas Street West and a point 63 metres further south, to be in effect from 9:00 a.m. to 6:00 p.m., Monday to Saturday, for a maximum period of three hours and at a rate of \$1.50 per hour.

7. City Council prohibit stopping at all times on the west/south side of Mabelle Avenue, between a point 133 metres south of Dundas Street West and Cordova Avenue.

FINANCIAL IMPACT

The signage costs associated with the proposed amendments are approximately \$3,500.00. Funding is available within the Transportation Services 2026 Operating Budget.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Ward Councillor, and TTC staff, requested that stopping be prohibited at all times on Mabelle Avenue, between Dundas Street West and Cordova Avenue, in order to ensure that parked vehicles do not impede vehicles including TTC buses that use this route. In addition, concerns were raised that vehicles were parking near the bend in the road, reducing visibility for vehicles and pedestrians as they are approaching the pedestrian crossover (PXO).

Existing Conditions

Mabelle Ave is characterized by the following conditions:

- It is a two-lane, local roadway
- It operates two-way on a pavement width of approximately 10.5 metres
- The daily two-way traffic volume is approximately 1,500 vehicles
- The speed limit is 30 km/h
- Heavy trucks are prohibited at all times
- There is TTC service provided by the 40 - Junction Dundas West bus
- There are sidewalks located on both sides of the street
- The area is primarily high-density residential buildings

A No Parking Anytime regulation exists on both sides of Mabelle Avenue between Dundas Street West and Cordova Avenue, except as indicated below where paid parking is in effect.

North side/east

- Pay and Display parking is in effect from a point 164 metres west of Cordova Avenue and a point 54 metres west, between 9:00 a.m. to 6:00 p.m., Mon. to Sat. \$1.50 per hour, three-hour maximum

- Pay and Display parking is in effect from a point 156 metres South of Dundas Street West and a point 34 metres south, between 9:00 a.m. to 6:00 p.m., Mon. to Sat.
\$1.50 per hour, three-hour maximum

Proposed Changes

The existing parking prohibitions on Mabelle Avenue, between Dundas Street West and Cordova Avenue, legally allows vehicles with accessible parking permits to park. These parked vehicles have been noted parking on the north side of Mabelle Avenue approaching the bend in the roadway and near the PXO, restricting visibility approaching the bend. In addition, vehicles have been observed parking on both sides of Mabelle Avenue west of Cordova Avenue, which can block the through lanes requiring traffic to utilize the designated left turn lane to pass the parked vehicles. This maneuver can disrupt all traffic, especially TTC vehicles. As accessible parking permit holders are not exempt from stopping prohibitions, this would eliminate these types of situations without the loss of any parking spaces. However, an additional paid parking area, which will accommodate approximately 11 parking spots, will be designated on the west side of Mabelle Avenue south of Dundas Street West.

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

Toronto Parking Authority have been consulted and are aware of the recommendations of this report.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Map - Parking Amendments - Mabelle Avenue

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