

## **Pedestrian Way Designation and Streetscape Improvements – Labatt Avenue**

**Date:** March 16, 2026

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

**From:** Deputy General Manager, Transportation Services

**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.

1-25 Defries Street is being redeveloped as a 37-storey condominium building. As part of Section 37 Agreement dated September 9, 2020, the developer is required to develop parkland at 1 Defries Street and provide streetscape improvements along Labatt Avenue from Defries Street to the end of paved portion of the roadway. These planned improvements will extend the parkland into the adjacent dead-end portion of Labatt Avenue.

Transportation Services is requesting approval to designate the section of Labatt Avenue between a point 17.0 metres east of Defries Street to a point 23.8 metres further east (dead-end) as a Pedestrian Way. Labatt Avenue is currently classified as a local roadway. The proposed designation as a Pedestrian Way would prohibit access to motor vehicle traffic, while continuing to allow access to pedestrians and people cycling, emergency and maintenance vehicles. This change would establish a seamless, pedestrian-oriented connection between the new parkland and the adjacent portion of Labatt Avenue.

### **RECOMMENDATIONS**

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The Deputy General Manager, Transportation Services recommends that:

1. Toronto and East York Community Council designate the portion of Labatt Avenue between a point 17.0 metres east of Defries Street to a point 23.8 metres further east (dead-end) as a Pedestrian Way as shown in Attachment 1 to the Report (March 16, 2026) from the Deputy General Manager, Transportation Services, upon completion of

the redevelopment project at 1-25 Defries Street, parkland at 1 Defries Street and streetscape improvements in this section of Labatt Avenue;

2. Toronto and East York Community Council amend Schedule B of City of Toronto Municipal Code Chapter 886, Footpaths, Pedestrian Ways, Bicycle Paths, Bicycle Lanes and Cycle Tracks, by inserting the Drawing in Attachment 2 to the Report (March 16, 2026) from the Deputy General Manager, Transportation Services to show the Pedestrian Way on Labatt Avenue as proposed;

3. Toronto East York Community Council authorize the amendments to traffic and parking regulations on Labatt Avenue as generally described in Attachment 2 to the Report (March 16, 2026) from the Deputy General Manager, Transportation Services.

4. Toronto and East York Community Council authorize and direct the appropriate City officials to take the necessary action to give effect to the recommendations above, including the introduction of any Bills that may be required.

## **FINANCIAL IMPACT**

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The cost of the planned parkland and streetscape improvements on Labatt Avenue will be paid by the developer.

Parks and Recreation will maintain all the elements within the new parkland and right-of-way (ROW) streetscape improvements, which includes maintaining pavers within the ROW block and north side sidewalk of Labatt Avenue east of Defries Street, planters, sod, irrigation system, electrical conduits, lighting, bike rings, benches and seating areas in safe condition for public use through all seasons.

There are no financial impacts to Transportation Services arising from the recommendations in this report.

## **DECISION HISTORY**

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City Council, at its meeting on May 22 and 23, 2024, adopted MM18.14 - Authorization to Release Section 37 Funds from the Development at 1-25 Defries Street to Amend the 2024-2033 Capital Budget and Plan for Parks, Forestry and Recreation for Improvements to the Labatt Avenue Right-of-Way. ([MM18.14](#))

City Council, at its meeting on February 6 and 7, 2024, adopted MM14.18 - 1-25 Defries Street - Amendment to Section 37 Agreement. ([MM14.18](#))

City Council, at its meeting on July 23, 24, 25, 26, 27 and 30, 2018, adopted TE34.49 - 1-25 Defries Street - Official Plan Amendment and Zoning Amendment Applications - Request for Direction. ([TE34.49](#))

The Toronto and East York Community Council, at its meeting on January 13, 2015, adopted TE3.36 - Preliminary Report - 1-25 Defries Street - Official Plan Amendment and Zoning Amendment Applications. ([TE3.36](#))

## COMMENTS

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As a result of a Section 37 agreement with the adjacent development located at 1-25 Defries Street, and with support from the Ward Councillor, Transportation Services is recommending designating the section of Labatt Avenue between a point 17.0 metres east of Defries Street to a point 23.8 metres further east (dead-end) as a Pedestrian Way. This designation will extend the planned parkland into the adjacent dead-end portion of Labatt Avenue, allowing the use of this section by pedestrians. Access by motor vehicle traffic, except for emergency services and maintenance vehicles, will be prohibited.

### Existing Conditions

Labatt Avenue dead-ends eastwards from Defries Street. This section of Labatt Avenue is characterised as:

- Approximately 40.8 metres in length, Labatt Avenue from Defries Street to the dead end is a two-way, east-west local roadway;
- The posted vehicle speed is 30 km/h
- There is no TTC service;
- There is a 'No Parking' prohibition on north side of Labatt Avenue; and
- There is a 1-hour maximum 'Parking for Restricted Periods' from 8:00 a.m. to 6:00 p.m. Monday to Friday on south side of Labatt Avenue.

### Proposed Conditions

Proposed streetscape improvements and bylaw amendments include:

- Designate section of Labatt Avenue between a point 17.0 metres east of Defries Street to a point 23.8 metres further east (dead-end) as a Pedestrian Way to allow use by pedestrians, while prohibiting motor vehicle traffic except for Emergency Services, maintenance vehicle operations and public utility access, including utilities providing telecommunications, energy, water supply or wastewater related services;
- A mountable barrier curb on Labatt Avenue 17.0 metres east of Defries Street;
- Full extent of Labatt Avenue Pedestrian Way resurfaced with unit pavers with streetscape improvements which will function as an extension of the parkland, as outlined in the Section 37 agreement;
- A 'No Parking' prohibition in effect at all times on both sides of Labatt Avenue between Defries Street and a point 17.0 metres further east; and
- Parks and Recreation will maintain the portion of Labatt Ave designated as a Pedestrian Way.
- Transportation Services will continue to maintain the portion of Labatt Ave designated as a local roadway.

The proposed streetscape improvements and parking amendments are shown in Attachment 1 and Attachment 2 respectively.

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

## **CONTACT**

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## **SIGNATURE**

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Gregg Loane  
Deputy General Manager  
Transportation Services

## **ATTACHMENT**

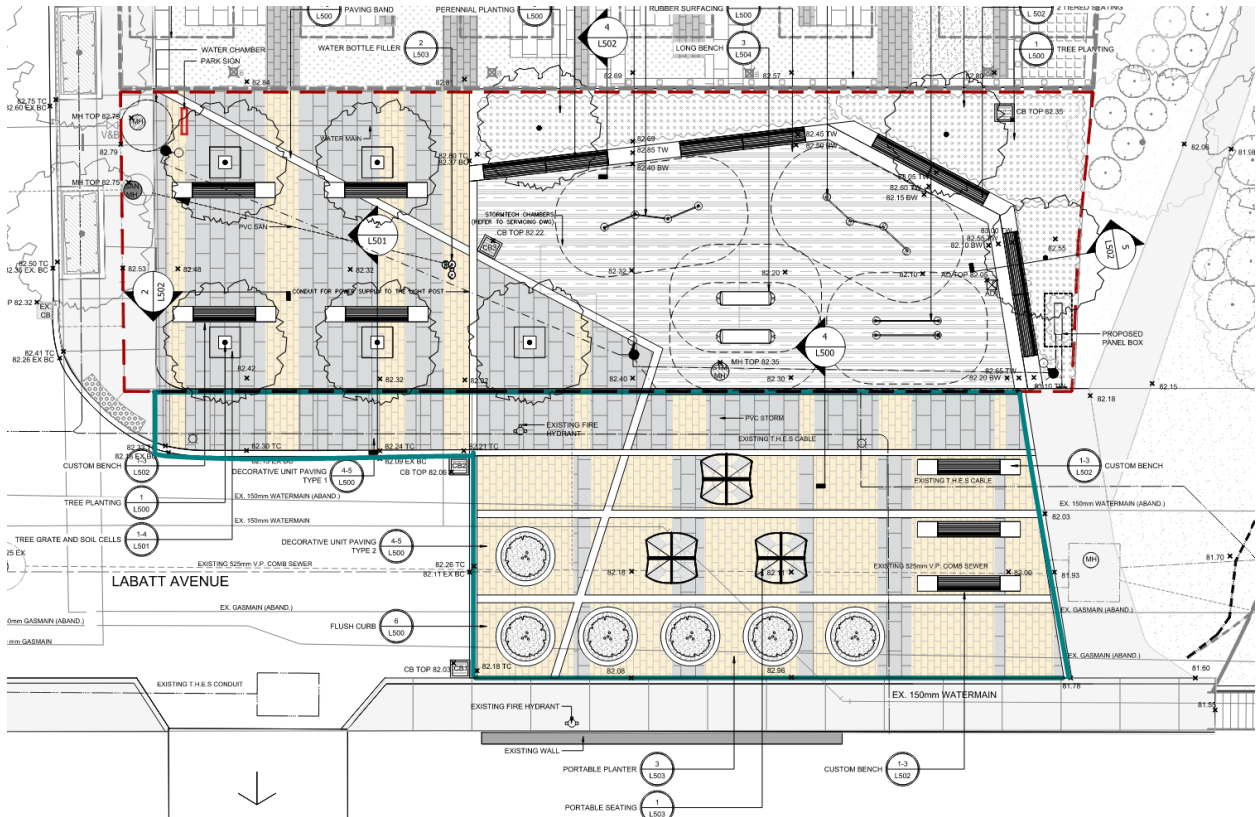
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Attachment 1: Map of Labatt Avenue from Defries Street to the dead-end on the east-side with proposed Parkland and Streetscape Improvements on a portion of Labatt Avenue

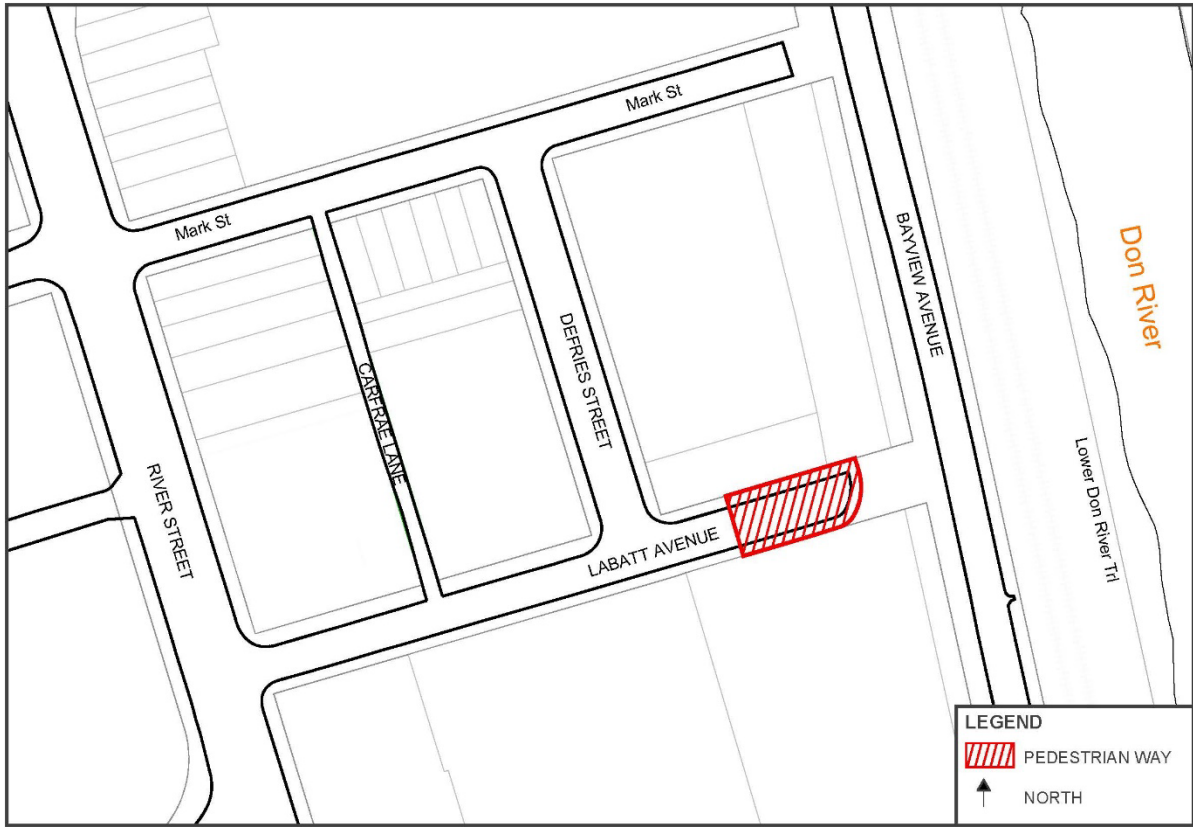
Attachment 2: Map of Labatt Avenue between Defries Street to the dead-end indicating portion to be designated as Pedestrian Way

Attachment 3: Parking by-law amendments – Labatt Avenue

Attachment 1: Map of Labatt Avenue from Defries Street to the dead-end on the east-side with proposed Parkland and Streetscape Improvements on a portion of Labatt Avenue



Attachment 2: Map of Labatt Avenue between Defries Street to the dead-end indicating portion to be designated as Pedestrian Way



ATTACHMENT 3: Parking by-law amendments – Labatt Avenue

TO BE RESCINDED

Chapter 950-1312 – Schedule XIII - No Parking

Highway	Side	Between	Prohibited Times and/or Days
Labatt Avenue	North	River Street and the east end of Labatt Avenue	Anytime

Chapter 950-1314 – Schedule XV - Parking for Restricted Periods

Highway	Side	Between	Time and/or Days	Maximum Period Permitted
Labatt Avenue	South	River Street and the east end of Labatt Avenue	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour

Chapter 950-1334 - Schedule XXXV: Speed Limits on Public Highways

Highway	Between	Speed Limit (km/h)
Labatt Avenue	River Street and the east end of Labatt Avenue	30

TO BE ENACTED

Chapter 950-1312 – Schedule XIII - No Parking

Highway	Side	Between	Prohibited Times and/or Days
Labatt Avenue	North	River Street and a point 17 metres east of Defries Street	Anytime
Labatt Avenue	South	Defries Street and a point 17 metres east	Anytime

Chapter 950-1314 – Schedule XV - Parking for Restricted Periods

Highway	Side	Between	Time and/or Days	Maximum Period Permitted
Labatt Avenue	South	River Street and Defries Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour

Chapter 950-1334 - Schedule XXXV: Speed Limits on Public Highways

Highway	Between	Speed Limit (km/h)
Labatt Avenue	River Street and a point 17 metres east of Defries Street	30