

Temporary Parking Amendments – Heintzman Street (403 Keele Street)

Date: May 11, 2026
To: Toronto and East York Community Council
From: Director, Congestion and Network Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

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

Clark Construction Management Inc. is currently developing an 11-storey rental residential building at 403 Keele Street. The property is located on the east side of Keele Street, approximately 95 metres north of Dundas Street West.

Access/egress to the construction site is provided from the rear of the property via the west side of Heintzman Street. Currently, across from the construction access gate on-street parking is permitted on the east side of Heintzman Street which conflicts with the turning manoeuvres of construction vehicles accessing/egressing the construction site.

In view of the above, Transportations Services is requesting authorization to prohibit stopping at all times on the east side of Heintzman Street, between a point 95 metres north of Dundas Street West and the north end of Heintzman Street, for a period of eight months, from June 1, 2026 to January 30, 2027 to facilitate safe turning movements of construction vehicles at the construction access/egress point.

The proposed no stopping regulation will result in the temporary removal of five permit parking spaces. A review of permit parking inventory has determined that the temporary loss of five permit parking spaces can be accommodated within the existing permit parking area.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services, recommends that:

1. Toronto and East York Community Council rescind the existing permit parking regulation in effect at all times (except no parking anytime from Dundas Street West to the lane first north of it; and 1 hour parking from 8:00 a.m. to 6:00 p.m. from the lane first north of Dundas Street West to the north end) from 12:01 a.m. to 7:00 a.m. on the east (odd) side of Heintzman Street, between a point 95 metres north of Dundas Street West and the north end of Heintzman Street, from June 1, 2026 to January 30, 2027 inclusive.
2. Toronto and East York Community Council rescind the existing maximum 1-hour parking regulation in effect at all times, from 8:00 a.m. to 6:00 p.m. on the east side of Heintzman Street, between a point 95 metres north of Dundas Street West and the north end of Heintzman Street, from June 1, 2026 to January 30, 2027 inclusive.
3. Toronto and East York Community Council prohibit stopping at all times on the east side of Heintzman Street, between a point 95 metres north of Dundas Street West and the north end of Heintzman Street, , from June 1, 2026 to January 30, 2027 inclusive.
4. Toronto and East York Community Council direct that Heintzman Street be returned to its pre-construction traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. Clark Construction Management Inc is responsible for all costs associated with the installation and removal of the no stopping signs.

DECISION HISTORY

City Council, at its meeting on December 13, 14 and 15, 2023, adopted Item 2023.TE9.5 entitled: "403 Keele Street and 48-50 Heintzman Street - Zoning By-law Amendment Application - Decision Report - Approval" and in so doing approved amend to City of Toronto Zoning By-law 569-2013 for the lands at 403 Keele Street and 48-50 Heintzman Street.

[Agenda Item History - 2023.TE9.5](#)

Committee of Adjustments, at its meeting held on Wednesday, March 4, 2026, issued a Notice of Decision regarding File Number A0031/26TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 403 Keele Street and 48, 50 Heintzman Street finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

[Application Information Centre - 403 KEELE ST AND 48 AND 50 HEINTZMAN ST - FINAL AND BINDING](#)

COMMENTS

The Development and Timeline

Transportation Services staff, at the request of the developer (Clark Construction Management Inc) investigated the feasibility of installing a stopping prohibition on the east side of Heintzman Street directly across from the construction staging area gate. The stopping prohibition will clear the area of parked vehicles and guarantee that construction delivery vehicles have adequate room for inbound and outbound turns in the vicinity of the construction gate on Heintzman Street.

Existing Conditions

Heintzman Street is characterized by the following conditions:

- It is a two-lane, north-south, local roadway
- It operates two-way traffic on a pavement width of approximately 7.2 metres
- The daily two-way traffic volume is approximately 1,500 vehicles
- The speed limit is 30 km/h
- There is no TTC service provided on this street
- There are sidewalks located on both of the street

The parking regulations on Heintzman Street, within the subject section are as follows:

East side

- Permit parking regulation in effect at all times from 12:01 a.m. to 7:00 a.m.
- Maximum 1-hour parking regulation in effect at all times, from 8:00 a.m. to 6:00 p.m.
- Maximum 3-hour parking permitted at all other times

West side

- No parking anytime

Proposed Temporary Parking Amendments

Clark Construction Management Inc is undertaking the development of an 11-storey rental residential building containing 281 dwelling units and one level of underground parking at 403 Keele Street. Construction access to the site is provided from a gate located at the rear of the property via Heintzman Street.

Existing on-street parking regulations on the east side of Heintzman Street, directly opposite from the construction gate permit parking throughout the day. Parked vehicles at this location restrict the turning movements of large construction delivery vehicles accessing and egressing the site. To facilitate safe inbound/outbound movements, a no stopping prohibition is recommended on the east side of Heintzman Street, between a point 95 metres north of Dundas Street West and the north end of Heintzman Street. The temporary parking amendments are required for a period of eight months, from June 1, 2026 to January 30, 2027.

The proposed no stopping regulation will result in the temporary removal of five permit parking spaces. A review of permit parking inventory has determined that the temporary loss of five permit parking spaces can be accommodated within the existing permit parking area.

A drawing of the proposed construction staging area is shown in Attachment 1.

CONTACT

Nathan Sham, Acting Manager, Work Zone Coordination and Traffic Mitigation, Transportation Services, (416) 338-5397, Nathan.Sham@toronto.ca.

SIGNATURE




Roger Browne, M.A.Sc., P. Eng.
Director, Congestion & Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - Heintzman Street (403 Keele Street)

Attachment 1: Proposed Construction Staging Area - Heintzman Street (403 Keele Street)



-  REQUESTED NO STOPPING ANYTIME
-  REMOVE EXISTING PERMIT PARKING
REMOVE EXISTING MAXIMUM ONE-HOUR PARKING
-  EXISTING CONSTRUCTION STAGING AREA



TEMPORARY PARKING AMENDMENTS HEINTZMAN STREET (403 KEELE STREET)



FILE NO. 421T-1160

SCALE : N. T. S.

DRAWN BY : O. K.

DATE : APR. 2026