

Streetscape Improvements and Parking By-law Amendments - Mercer Street

Date: June 19, 2026

To: Toronto and East York Community Council

From: Acting Deputy General Manager, Transportation Services

Wards: Ward 10 Spadina-Fort York

SUMMARY

The purpose of this report is to request Community Council approval of amendments to on-street parking and passenger loading regulations along the south side of Mercer Street between Blue Jays Way and John Street, to facilitate proposed streetscape improvements.

This section of Mercer Street is scheduled for road reconstruction and streetscape improvements in 2026. The project includes curb extensions, on-street parking laybys and passenger loading zones. The proposed streetscape improvements will provide an enhanced pedestrian environment and a safer roadway for all users.

The proposed amendments would reduce the existing 13 on-street paid parking spaces in this section of Mercer Street to nine (9) spaces. The existing passenger loading zones in front of Nobu Hotel and Residence, and Le Germain Hotel will remain.

RECOMMENDATIONS

The Acting Deputy General Manager, Transportation Services recommends that:

1. Toronto and East York Community Council approve amendments to the Traffic and Parking By-laws for Mercer Street between Blue Jays Way and John Street as described in Attachment 2 to the report (June 19, 2026) from the Acting Deputy General Manager, Transportation Services.

FINANCIAL IMPACT

The estimated cost to implement the proposed roadway and streetscape improvements associated with the parking by-law amendments as recommended in this report is \$1,500,000. Funding has been secured through Section 37 Funds from various developments in the area and is available in the 2026-2035 Capital Budget and Plan for City Planning (CUR054-06).

The permanent removal of four (4) paid on-street parking spaces proposed in this report would reduce Toronto Parking Authority's annual gross revenue by an estimated \$35,672.

DECISION HISTORY

At its meeting on May 20, 2026, City Council approved funding for the streetscape improvements on Mercer Street through Section 37 funds (2026.MM41.16). The funding is directed to City Planning. These streetscape improvements on Mercer Street are being delivered by Engineering and Construction Services and Transportation Services through a Consultant Roster Assignment.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.MM41.16>

At its meeting on September 25, 2024, Toronto and East York Community Council authorized the parking regulations on Mercer Street between Blue Jays Way and John Street, including the implementation of three passenger loading zones (TE16.72).

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE16.72>

COMMENTS

The Mercer Street Streetscape Improvement project was initiated by development review staff in City Planning's Urban Design in 2014, as part of a Section 37 Agreement with adjacent developments, to enhance the streetscape and improve road safety and pedestrian accessibility along Mercer Street, between Blue Jays Way and John Street.

Existing Conditions

Mercer Street between Blue Jays Way and John Street is characterized by the following conditions:

Land-Use

- The Official Plan land-use designation is Regeneration Areas within Downtown Toronto and Entertainment District; and
- There are high-rise condominium towers and hotels with some integrated with commercial, retail, restaurants and office spaces.

Roadway

- It is an east-west local roadway;
- It is a one-way westbound roadway between Blue Jays Way and laneway 50 metres west of John Street with an average pavement width of 5.5 metres;
- It is a two-way roadway between John Street and laneway 50 metres west of John Street with an average pavement width of 7.3 metres;
- The speed limit is 30km/h; and
- There is a 10.8 metre curb extension on the south side of Mercer Street at Blue Jays Way.

Laneways and Driveways

- There is a laneway on the south side of Mercer Street 50 metres west of John Street;
- There is a laneway on the north side of Mercer Street 60 metres east of Blue Jays Way; and
- There is a covered driveway entrance at 55 Mercer Condominiums and Nobu Hotel and Residence.

Bus Operations

- There is no TTC service.

On-Street Parking

- There are 13 on-street paid parking spaces along the south side between Blue Jays Way and laneway 50 metre west of John Street on Mondays to Saturdays from 8:00 a.m. to 6:00 p.m. for 3 hours, on Mondays to Saturdays from 6:00 p.m. to 12:00 a.m. for 6 hours, and on Sundays from 1:00 p.m. to 12:00 a.m. for 6 hours.

Loading

- There is a passenger loading zone located on the north side in front of Le Germain Hotel; and
- There are 3 passenger loading zones located on the south side in front of Nobu Hotel and Residence.

Sidewalks and Public Realm

- The pedestrian boulevards range in width from 2.2 metres to 2.6 metres;
- There are no street trees; and
- There are 4 post & ring bike racks.

Proposed Changes

On the south side of Mercer Street, an on-street paid parking layby containing 6 spaces is proposed east of Blue Jays Way. Immediately east of this layby, a 78.5-metre mid-block curb extension is proposed, generally opposite the frontage of the Le Germain Hotel and extending to the entrances of the Nobu Hotel and Residence. This curb extension will accommodate a wider sidewalk and include a 25-metre passenger loading zone for pick-up and drop-off activities. A second paid on-street parking layby,

providing 6 spaces, is proposed in front of the Nobu Hotel and Residence entrance and exit.

Further east, a bulb-shaped curb extension is proposed to clearly delineate the transition from one-way to two-way traffic operations on Mercer Street. Between John Street and the laneway located approximately 50 metres west of John Street, a linear curb extension is proposed to provide additional sidewalk width. Throughout Mercer Street, access to and from all laneways and driveways will be maintained.

On the north side of Mercer Street, the existing passenger loading zone located east of the laneway in front of the Le Germain Hotel will remain in place. Access to and from the laneway will also be maintained.

Additionally, pavement marking and surface material improvements are proposed as part of the project. Stop bar pavement markings will be provided at the intersections of Blue Jays Way and John Street. Crosswalk pavement markings at John Street will be installed to replace the missing crosswalk. Damaged sidewalks on both sides of Mercer Street will be reconstructed, and the roadway, parking lay-bys, and mid-block curb extension will be enhanced with unit pavers to improve the public realm.

The proposed parking amendments are shown in Attachment 1, and a detailed table of by-law amendments in Attachment 2.

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

CONTACT

Jacquelyn Hayward
Director, Strategic Policy and Programs
Strategic Capital Coordination Office
Tel: (416) 392-5348
Email: jacquelyn.hayward@toronto.ca

Randy McLean
Manager, Vision Zero and Neighbourhood Projects
Planning, Design and Management, Transportation Services
Tel: (416) 392-4628
Email: Randy.McLean@toronto.ca

SIGNATURE

Gregg Loane

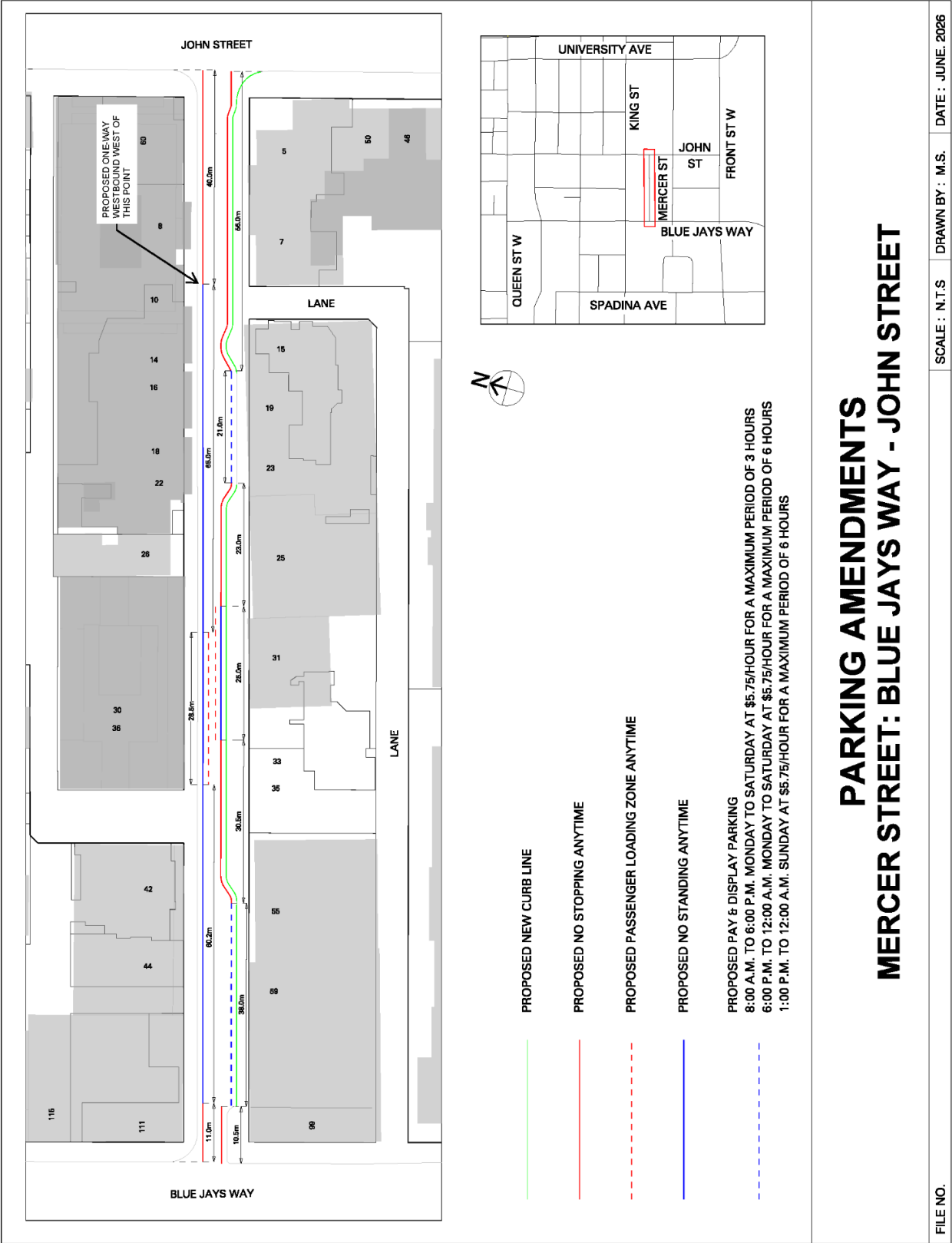
Acting Deputy General Manager
Transportation Services

ATTACHMENTS

Attachment 1: Map of Mercer Street between Blue Jays Way and John Street with proposed streetscape improvements and parking amendments

Attachment 2: Traffic and Parking By-law Amendments - Mercer Street

Attachment 1: Map of Mercer Street between Blue Jays Way and John Street with proposed streetscape improvements and parking amendments



Attachment 2: Traffic and Parking By-law Amendments - Mercer Street

TO BE RESCINDED

Chapter 910 – Scheduled 1 - Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Mercer Street	South	A point 48.6 metres west of John Street and a point 31.4 metres further west	8:00 a.m. to 6:00 p.m., Mon. to Sat.	\$5.75 for 1 hour	3 hours
Mercer Street	South	A point 48.6 metres west of John Street and a point 31.4 metres further west	6:00 p.m. to 12:00 a.m., Mon. to Sat.; from 1:00 p.m. to 12:00 a.m. Sun.	\$5.75 for 1 hour	6 hours
Mercer Street	South	A point 91 metres west of John Street and a point 28 metres further west	8:00 a.m. to 6:00 p.m., Mon. to Sat.	\$5.75 for 1 hour	3 hours
Mercer Street	South	A point 91 metres west of John Street and a point 28 metres further west	6:00 p.m. to 12:00 a.m., Mon. to Sat.; from 1:00 p.m. to 12:00 a.m. Sun.	\$5.75 for 1 hour	6 hours
Mercer Street	South	A point 125 metres west of John Street and a point 9 metres further west	8:00 a.m. to 6:00 p.m., Mon. to Sat.	\$5.75 for 1 hour	3 hours
Mercer Street	South	A point 125 metres west of John Street and a point 9 metres further west	6:00 p.m. to 12:00 a.m., Mon. to Sat.; from 1:00 p.m. to 12:00 a.m. Sun.	\$5.25 for 1 hour	6 hours
Mercer Street	South	A point 153 metres west of John Street and a point 40 metres further west	8:00 a.m. to 6:00 p.m., Mon. to Sat.	\$5.75 for 1 hour	3 hours

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Mercer Street	South	A point 153 metres west of John Street and a point 40 metres further west	6:00 p.m. to 12:00 a.m., Mon. to Sat.; from 1:00 p.m. to 12:00 a.m. Sun.	\$5.75 for 1 hour	6 hours

Chapter 950-1306 – Schedule VII – Passenger Loading Zones

Highway	Side	Location	Times and/or Days
Mercer Street	South	Between a point 80 metres west of John Street and a point 11 metres further west	Anytime
Mercer Street	South	Between a point 119 metres west of John Street and a point 6 metres further west	Anytime

Chapter 950-1312 – Schedule XIII - No Parking

Highway	Side	Between	Prohibited Times and/or Days
Mercer Street	North	A point 146 metres west of John Street and a point 47 metres further west	Anytime
Mercer Street	North	Blue Jays Way and a point 73.5 metres east	Anytime
Mercer Street	North	A point 89.5 metres east of Blue Jays Way and a point 53.6 metres west of John Street	Anytime

Chapter 950-1313 – Schedule XIV - No Stopping

Highway	Side	Between	Prohibited Times and/or Days
Mercer Street	Both	John Street and a point 48.6 metres west	Anytime
Mercer Street	North	A point 134 metres west of John Street and a point 12 metres further west	Anytime
Mercer Street	North	A point 193 metres west of John Street and Blue Jays Way	Anytime
Mercer Street	South	A point 134 metres west of John Street and a point 19 metres further west	Anytime
Mercer Street	South	A point 193 metres west of John Street and Blue Jays Way	Anytime

Chapter 950-1315 – Schedule XVI - No Standing

Highway	Side	Between	Prohibited Times and/or Days
Mercer Street	North	A point 48.6 metres west of John Street and a point 85.4 metres further west	Anytime
Mercer Street	North	A point 146 metres west of John Street and a point 47 metres further west	Anytime

Highway	Side	Between	Prohibited Times and/or Days
Mercer Street	North	Peter Street/Blue Jays Way and a point 73.5 metres east	6:30 p.m., to 12:00 midnight, Mon. to Fri. and 12:00 noon to 6:00 p.m., on Sat., Sun. and public holidays from Apr. 1 to Nov. 30, inclusive

Chapter 950-1315 – Schedule XIX – One-Way Highways

Highway	Between	Times and/or Days	Direction
Mercer Street	Blue Jays Way and a point 48.6 metres west of John Street	Anytime	Westbound

TO BE ENACTED

Chapter 910 – Scheduled 1 - Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking period
Mercer Street	South	A point 56 metres west of John Street and a point 21 metres further west	8:00 a.m. to 6:00 p.m., Mon. to Sat.	\$5.75 for 1 hour	3 hours
Mercer Street	South	A point 56 metres west of John Street and a point 21 metres further west	6:00 p.m. to 12:00 a.m., Mon. to Sat.; from 1:00 p.m. to 12:00 a.m. Sun.	\$5.75 for 1 hour	6 hours
Mercer Street	South	A point 155.5 metres west of John Street and a point 38 metres further west	8:00 a.m. to 6:00 p.m., Mon. to Sat.	\$5.75 for 1 hour	3 hours
Mercer Street	South	A point 155.5 metres west of John Street and a point 38 metres further west	6:00 p.m. to 12:00 a.m., Mon. to Sat.; from 1:00 p.m. to 12:00 a.m. Sun.	\$5.75 for 1 hour	6 hours

Chapter 950-1306 – Schedule VII – Passenger Loading Zones

Highway	Side	Location	Times and/or Days
Mercer Street	North	Between a point 105 metres west of John Street and a point 28.5 metres further west	Anytime
Mercer Street	South	Between a point 100 metres west of John Street and a point 25 metres further west	Anytime

Chapter 950-1313 – Schedule XIV - No Stopping

Highway	Side	Between	Prohibited Times and/or Days
Mercer Street	North	John Street and a point 40 metres west	Anytime
Mercer Street	North	Blue Jays Way and a point 11 metres east	Anytime
Mercer Street	South	John Street and a point 56 metres west	Anytime
Mercer Street	South	A point 77 metres west of John Street and a point 23 metres further west	Anytime
Mercer Street	South	A point 125 metres west of John Street and a point 30.5 metres further west	Anytime
Mercer Street	South	Blue Jays Way and a point 10.5 metres east	Anytime

Chapter 950-1315 – Schedule XVI - No Standing

Highway	Side	Between	Prohibited Times and/or Days
Mercer Street	North	A point 40 metres west of John Street and a point 11 metres east of Blue Jays Way	Anytime

Chapter 950-1315 – Schedule XIX – One-Way Highways

Highway	Between	Times and/or Days	Direction
Mercer Street	A point 40 metres west of John Street and Blue Jays Way	Anytime	Westbound