

Pay-and-Display Parking - Various Streets - July 2026 (Delegated)

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Enforcement and Street Management, Transportation Services

Wards: Ward 13, Toronto Centre

SUMMARY

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

Broccolini is constructing a 34-storey residential condominium building at 83-97 River Street and 2-4 Labatt Avenue. The site is located at the north-east corner of River Street and Labatt Avenue. As a result, four pay and display parking spaces have been temporarily removed on River Street to accommodate construction. This construction is anticipated to continue until 2029.

Toronto Parking Authority (TPA) has worked with Transportation Services to identify new on-street paid parking opportunities in Ward 13 to replace these lost spaces. These new spaces will support the local community and area businesses by encouraging a regular turnover in the on-street parking supply.

Through this review, Transportation Services, in consultation with the Toronto Parking Authority (TPA), the developer, and Ward Councillor, is requesting approval for the installation of on-street paid parking on Defries Street and Mark Street in Ward 13. The proposed paid parking will replace the existing one-hour unpaid parking restrictions currently in effect and will help offset the temporary paid parking loss on River Street. The proposed changes will not impact on the flow of traffic and will encourage parking turnover.

Defries Street and Mark Street are also currently licensed for on-street permit parking. Both on-street permit parking and paid parking can co-exist. Where signs for both programs co-exist, a valid permit holder will not be required to pay for parking.

While this report seeks Community Council approval for the installation of on-street paid parking on Defries Street and Mark Street in Ward 13, this is an ongoing initiative. Transportation Services and TPA will continue to review and report on potential new on-street paid parking opportunities throughout the City of Toronto.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the amendments to parking regulations required to establish new on-street paid parking on Defries Street and Mark Street, as set out in Attachments 2 and 3, to the report “Pay-and-Display Parking – Various Streets, July 2026 (Delegated)” dated June 19, 2026, from the Director, Enforcement and Street Management, Transportation Services.

FINANCIAL IMPACT

All costs associated with the necessary signage changes is approximately \$3,000.00 and will be included within the Transportation Services 2026 Operating Budget.

All costs associated with the installation of parking machines will be assumed by the TPA. TPA will monitor the revenue generated from the on-street paid parking program once fully implemented. The on-street parking rates are subject to change, pending future TPA rate reviews.

DECISION HISTORY

City Council, at its meeting on May 20 and 21, 2026, adopted Item TE32.26 (83-97 River Street and 2-4 Labatt Avenue - Construction Staging Area Time Extension), authorizing Transportation Services' request to extend the duration of the construction staging areas on River Street, Labatt Avenue, and Carfrae Lane for an additional 44 months, from May 21, 2026 to December 31, 2029. This extension was required allow for the construction of the development to be completed. The City Council decision can be found here:

[Agenda Item History - 2026.TE32.26](#)

City Council, at its meeting on July 19, 20, 21 and 22, 2022, adopted Item TE34.115 (Construction Staging Area - 83-97 River Street and 2-4 Labatt Avenue), authorizing:

- the temporary closure of the east sidewalk, the northbound bike lane, and the parking lay-by on River Street

- the temporary closure of the north sidewalk and a portion of the eastbound lane on Labatt Avenue
- the full closure of a portion of Carfrae Lane

These closures were approved from from October 1, 2022 to January 31, 2026 and required allow for the construction of the subject development. The City Council decision can be found here:

[Agenda Item History - 2022.TE34.115](#)

COMMENTS

On-street paid parking spaces are typically the most convenient in serving areas of high demand, including local business areas. The on-street paid parking supply is meant to serve a short-stay need (considered less than three hours), which is reinforced by parking rates that encourage a turnover in the on-street paid parking supply so that it is available to as many users as possible.

Transportation Services and TPA have reviewed the parking regulations on Defries Street and Mark Street in Ward 13 and have identified that these locations would benefit from the introduction of on-street paid parking to better serve area demands and accommodate the maximum number of users. Currently, the proposed locations have regulations that allow for restricted one-hour unpaid parking during the weekday, daytime periods. These streets also have on-street permit parking in effect during the overnight periods. New on-street paid parking is proposed on the following streets:

- Defries Street – East side, between Labatt Avenue and Mark Street – seven spaces (estimate)
- Defries Street – West side, between Labatt Avenue and Mark Street – seven spaces (estimate)
- Mark Street – South side, between a point 35 metres east of River Street and a point 36 metres further east – five spaces (estimate)

The proposed changes will not impact the flow of traffic and will encourage parking turnover. The proposed amendments will result in approximately 19 new on-street paid parking spaces.

As noted, on-street permit parking is in place overnight on both streets and does not conflict with the proposed hours for paid parking. As such, both on-street permit parking and paid parking can co-exist. Where on-street permit parking signs and on-street paid parking signs co-exist, a valid permit holder will not be required to pay for parking.

Agency partners, including Transportation Services, commented on the proposed location and no operational concerns were raised.

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

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

CONTACT

Dan Clement, CET, Manager Traffic Operations (Area 1), Transportation Services
416-396-3226, Dan.Clement@toronto.ca

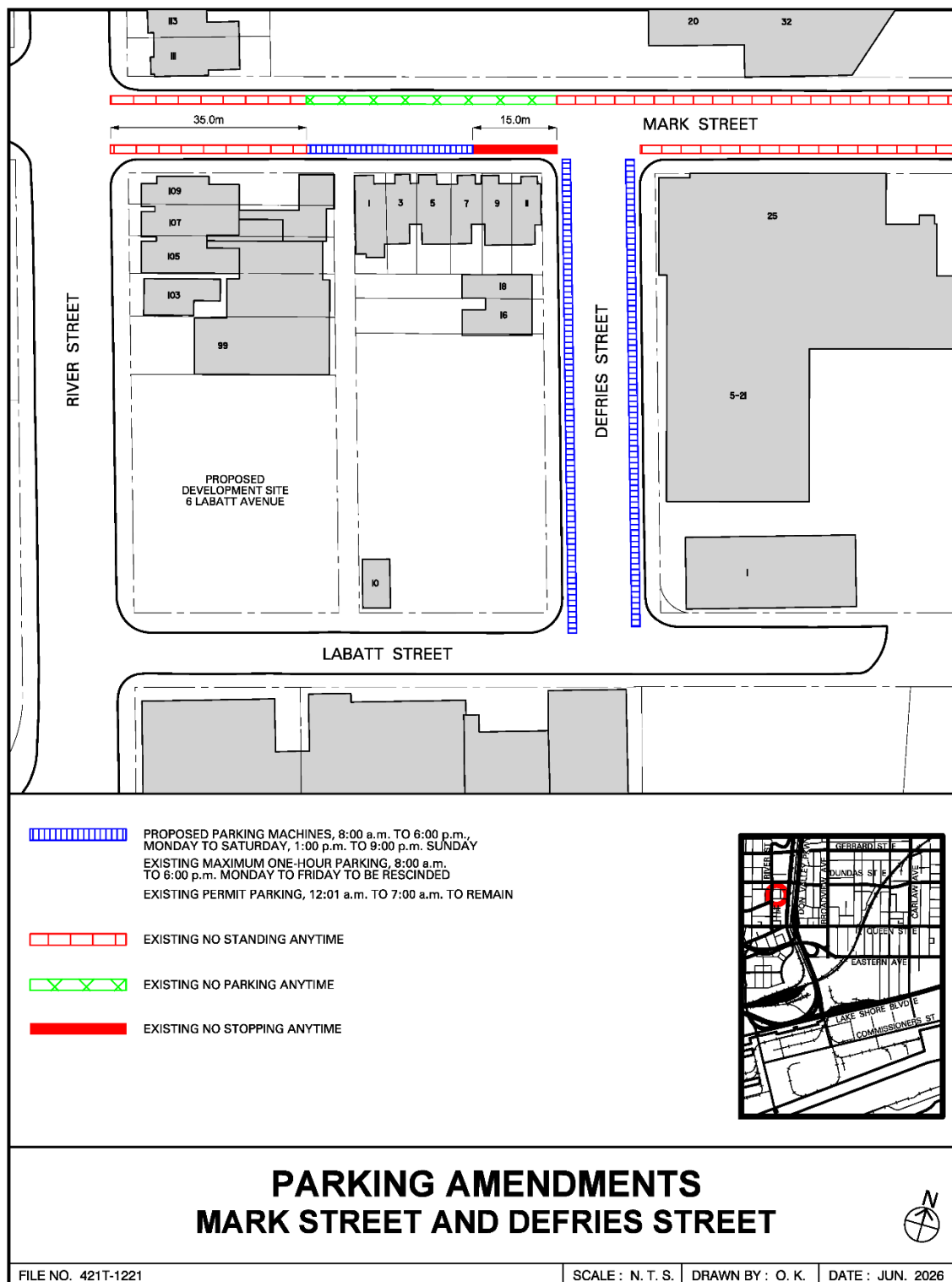
SIGNATURE

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

ATTACHMENTS

Attachment 1: Map – Parking Amendments - Mark Street and Defries Street
Attachment 2: Parking Regulations to be Rescinded
Attachment 3: Parking Regulations to be Enacted

Attachment 1: Map – Parking Amendments - Mark Street and Defries Street



Attachment 2: Parking Regulations to be Rescinded

Chapter 950, Schedule XV – Parking for Restricted Periods

Highway	Side	Between	Time and/or Days	Maximum Period Permitted
Defries Street	East	Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour
Defries Street	West	Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour
Mark Street	South	A point 35 metres east of River Street and a point 15 metres west of Defries Street	8:00 a.m. to 6:00 p.m., Mon. to Fri.	1 hour

Attachment 3: Parking Regulations to be Enacted

Chapter 910, Schedule I - Parking Machines

Highway	Side Parking	Between	Hours (daily as indicated below)	Fee/Time Limit	Maximum Parking Period
Defries Street	East	Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$3.25 for 1 hour	3 hours
Defries Street	West	Labatt Avenue and Mark Street	8:00 a.m. to 6:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$3.25 for 1 hour	3 hours
Mark Street	South	A point 35 metres east of River Street and a point 36 metres further east	8:00 a.m. to 6:00 p.m., Mon. to Sat.; 1:00 p.m. to 9:00 p.m., Sun.	\$3.25 for 1 hour	3 hours