

Exclusion of Ward 2 from Chapter 925 - Permit Parking

Date: March 30, 2022

To: Etobicoke York Community Council

From: Director, Permits and Enforcement, Transportation Services

Wards: Ward 2, Etobicoke Centre

SUMMARY

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

The purpose of this report is to respond to a request from Etobicoke York Community Council to identify the necessary steps to exclude Ward 2 from accepting new applications for permit parking.

RECOMMENDATIONS

The Director, Permits and Enforcement, Transportation Services recommends that:

1. Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

There are no financial impacts associated with the adoption of this report.

DECISION HISTORY

At its meeting on February 24, 2022, the Etobicoke York Community Council requested that Transportation Services report to the April 19, 2022 Etobicoke York Community Council on the necessary steps required to amend Municipal Code Chapter 925, Permit Parking, in order to exclude Ward 2 from accepting new applications for permit parking.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY30.22>

COMMENTS

City Council recently eliminated parking minimums for new development parking supply via [Item PH29.3 Recommended Parking Requirements for New Development](#). As such, City Council approved measures to restrict the ability for developers and owners/residents to use public on-street space to accommodate shortfalls in the parking supply provided by new development. Measures include:

- A requirement in Notice of Approval Conditions and Site Plan Agreement for disclosure of this prohibition to be inserted in all purchases, agreements of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit within such developments.
- An acknowledgement and agreement by purchasers through purchase agreements, that purchasers or residents of the Development will not be eligible for on street-parking permits under the City of Toronto Municipal Code.
- A notification prior to Planning approval, from development applicants/owners to the Manager, Parking and Administration, Transportation Services, acknowledging that their property is excluded from permit parking area.

However, to provide greater certainty and further reinforce the restrictions, the local Ward Councillor requested staff advise the necessary steps to amend Municipal Code Chapter 925 to exclude Ward 2 from accepting new applications for permit parking.

A map of Ward 2 is illustrated in Attachment 1.

Ward 2 Characteristics

The housing characteristics on most residential streets in Ward 2 are predominantly single family homes with driveways and garages. Currently all residential streets in Ward 2 are permitted to submit applications for permit parking, subject to the appropriate technical criteria being met along with petition and polling requirements. There are presently three streets in Ward 2 for which on-street permit parking has been implemented.

On-Street Permit Parking Program and Process Overview

The City's On-Street Permit Parking program is governed by Toronto Municipal Code Chapter 925 Permit Parking. This code establishes a system to allow residents to purchase a permit for overnight on-street parking. This system was originally developed as a means to accommodate overnight residential parking for residents within older areas of the city, where off-street parking supply was either not available or insufficient to accommodate prevailing car ownership trends. The vast majority of permits are currently allocated to residents in low density detached and semi-detached dwellings in the Toronto and East York area.

As outlined in Toronto Municipal Code Chapter 925, the process to obtain approval to implement on-street permit parking entails a petition being submitted in order to initiate

the polling process. Prior to polling, staff perform a technical feasibility assessment to determine how many parking spaces are available on both the street and individuals properties. Where technical feasibility is confirmed and poll results are found to meet the program benchmarks, the request may proceed through the approval process.

On streets where permit parking is allowed, higher density residential developments, such as condominiums, are routinely excluded from the permit parking program, through an amendment to the Municipal Code which is initiated by the local area Councillor. In accordance with PH29.3, new development is restricted from applying for permit parking on streets where permit parking is either not in place or specifically excluded.

Excluded Areas in Chapter 925

The practice of excluding specific areas or streets is a legacy issue which was first initiated in 2009. At the time, excluding certain geographic areas in the bylaw was intended to signal to the public that on-street permit parking is not an available option for residents to park their vehicles overnight and staff would not be permitted to accept an application or petition.

However, over time, Community Councils have exercised their discretion and utilized their delegated authority to amend the bylaw by removing certain streets from the list of excluded areas so that permit parking can be considered and the appropriate petition and polling process be initiated along with the appropriate technical review.

In order to exclude the ward from Municipal Code Chapter 925, Permit Parking, Community Council and City Council approval would be necessary along with a Public Notice. Staff are confident based on experience that there are sufficient mechanisms currently in place to restrict new or existing developments from using on-street permit parking to accommodate their parking needs. Moreover, as previously noted, new developments would not be eligible to apply for on-street permit parking on streets that do not currently have permit parking implemented or where it is specifically excluded through the bylaw.

CONTACT

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SIGNATURE



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ATTACHMENTS

Attachment 1 - Map of Ward 2 - Etobicoke Centre

