

## **Review of Toronto Parking Authority Policy Resolution 3-6: Residential Overnight Parking**

**Date:** May 9, 2022  
**To:** Toronto and East York Community Council  
**From:** Director, Permits and Enforcement, Transportation Services  
**Wards:** 4, 9, 10, 11, 12, 13, 14 and 19

### **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.

The purpose of this report is to respond to a request from Toronto and East York Community Council to review the proposed Toronto Parking Authority (TPA) policy resolution regarding the overnight use of TPA off-street parking lots in residential areas by residents with a valid on-street parking permit.

### **RECOMMENDATIONS**

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

1. Toronto and East York Community Council receive this report for information.

### **FINANCIAL IMPACT**

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

### **DECISION HISTORY**

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At its meeting on April 22, 2022, the Toronto and East York Community Council adopted item TE32.88 which requested that Transportation Services report to the May 26, 2022 Toronto and East York Community Council on a review of PA28.5 "Proposed Amendments to Toronto Parking Authority Policy Resolution 3-6: Residential Overnight Use" as it pertains to the Toronto and East York Community Council District and the impacts to the permit parking system before a final report is submitted to the TPA Board.

Review of Toronto Parking Authority Policy Resolution 3-6: Residential Overnight Parking

The agenda item link is below

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE32.88>

On February 18, 2022, the Toronto Parking Authority (TPA) Board considered a report which recommended that the Board of Directors provide authority to the TPA to add or remove a TPA parking lot from the list of locations where residential permit parking program customers are permitted to park overnight. This item was referred to the President of the TPA with a request that the TPA consult with local Councillors impacted by the proposed changes.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PA28.5>

## **COMMENTS**

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Councillor Paula Fletcher has expressed concerns that the suggested change in authority as proposed in PA28.5 may negatively impact the City's Permit Parking program as many areas are oversubscribed and could directly benefit from the ability to use TPA lots during overnight periods. There is concern that consultation with the area Councillor may not provide sufficient authority to guide outcomes/decision making which may potentially negatively impact area permit holders.

### **Current Practice**

#### *On-Street Permit Parking - Subscription Rates and Waitlists*

The number of available parking permits on any given street or area is determined solely on the inventory of available on-street parking spaces. Off street parking supply in TPA lots is not considered when calculating this inventory. Street specific permits are allocated based on a 100 percent subscription rate, while area-based permits are subscribed at 10 percent over actual capacity (110 percent). The latter (over) subscription rate is used because not all permit holders will park their vehicles at the same time. However, this practice may, from time to time, result in some permit holders being unable to find a parking space in their area due to illegally parked vehicles. Permit requests in areas or streets over and above subscription rates are placed on a waitlist until a space becomes available.

The number of applicants on any given waitlist can vary from one to 30 or more. There are currently 100 permit parking areas and 377 streets where permit parking operates on a street specific basis. To date there are 9 waitlisted areas and 28 waitlisted streets City-wide with 6 permit areas and 11 streets within Toronto and East York.

#### *Use of TPA Lots for On-Street Permit Parking*

Review of Toronto Parking Authority Policy Resolution 3-6: Residential Overnight Parking

During the 1980's as courtesy service to the community, the TPA in consultation with City staff determined that underutilized TPA off-street parking lots could be used to accommodate demand for overnight permit parking holders in permit areas/streets where available on-street parking was at or near capacity. The courtesy is offered to vehicles displaying a valid on-street parking permit. Transportation Services has seen little to no change in the list of carparks designated for overnight use in the last 20 years.

The current process, as administered by the TPA, is based on the availability of TPA lots that do not exceed an 85 percent overnight lot (commercial) utilization threshold. Parking lot locations or hours of operation are established by the TPA and approved through the TPA Board of Directors, which consists of two Toronto City Councillors and five TPA members. These lots are then added to Annex A (now proposed as Schedule A) of Policy Resolution 3-6 - Record of Carparks Designated for Residential Overnight Use.

Although Transportation Services staff do not actively advertise this parking service to customers, staff are prepared to update permit parking literature to communicate the available TPA lots in the future.

#### *Location of TPA Lots Compared to Waitlisted Permit Parking Areas or Streets*

Since its inception in the 1980's, surplus parking capacity provided in TPA lots has provided some relief to permit holders as these lots provide a convenient alternative to park legally until the permit holder can locate a parking spot on the street. However, the actual number of permit holders utilizing these lots is not known as Transportation Services does not track lot usage.

Based on discussions with TPA staff, there is a surplus in capacity at TPA lots overnight that can be leveraged to supplement the on-street permit parking supply for residents.

The location of TPA lots relative to permit parking areas and streets with waitlists are listed in Attachments 1 and 2.

#### **Proposed Changes to Practice**

The TPA have indicated that in response to an increase in the number of requests by residential on-street permit holders to park overnight within TPA car parks a review of TPA Policy Resolution 3-6, was initiated. Based on the outcome of their review, the TPA are proposing that the TPA Board of Directors delegate authority to TPA staff to add or remove TPA lots from this program on an as-needed basis. This would include any necessary adjustment of the hours when overnight parking is permitted within the lot based on demand and capacity limits, as well as the availability of on-street permits in the applicable on-street residential permit area.

TPA staff have indicated that this change in process would provide greater flexibility in the administration of the policy and would minimize community impacts in areas where the supply of on-street permit parking is limited.

Review of Toronto Parking Authority Policy Resolution 3-6: Residential Overnight Parking

In the current TPA policy, only lots that have an overnight occupancy of less than 85 percent would be considered for overflow Permit Parking users. Conversely, if a lot has an overnight occupancy above that 85 percent, they would not be considered for this program or may be considered for removal from the program.

TPA staff have indicated that although changes would no longer be vetted through the TPA Board of Directors (which presently consists of two City Councillors) appropriate processes will be in place to ensure that the Ward Councillor is consulted about any planned changes in their ward and that Transportation Services and permit holders are provided adequate notice of any changes being made.

Transportation Services staff are confident that the changes being proposed by the TPA will not change or diminish the ability of Transportation Services or council/councillors to provide productive input into the selection process related to the addition or removal of TPA lots for use by residents with overnight on-street parking permits. Moreover, in view of future parking trends in TPA lots, additional lot capacity for overnight permit holders may be more abundant in the foreseeable future.

Based on discussions with TPA, updated wording to Policy 3-6 Residential Overnight Use will be sought at the May 27, 2022 TPA Board of Directors meeting. Updated policy wording will identify that the Area Councillor will be consulted on any changes to car parks designated for residential overnight use including the addition or removal of a car park from this policy and/or any changes to a car park's hours of operation. Furthermore, any car parks listed under TPA Policy 3-6 permitting overnight use will continue to be done so at no additional cost to that of the residential permit cost.

## **CONTACT**

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## **SIGNATURE**

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David J. Twaddle, CET  
Director, Permits and Enforcement, Transportation Services

## **ATTACHMENTS**

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Attachment 1: TPA Lots With Residential Overnight Uses and Adjacencies to Permit Parking Areas

Attachment 2: Illustration of TPA lots which allow for Residential Overnight permit parking users within Toronto and East York Wards

## Attachment 1: TPA Lots With Residential Overnight Uses and Adjacent to Permit Parking Areas

### TPA Locations With Residential Overnight Use

TPA Carpark	TPA Location	Address	Former Ward	Current Ward	Permit Area	Parking Spaces	Permits Issued	%
21	Amroth	72 Amroth Avenue	32	19	9A	3,120	2,672	86
48	Queen/Lee	77 Lee Avenue	32	19	9C	1,080	794	75
110	Strathmore	1612 Danforth Avenue	30	19	9A	3,120	2,672	86
170	Hammersmith	117 Hammersmith Avenue	32	19	9C	4,702	3,943	84
183	Woodbine	166 Woodbine Avenue	32	19	9C	4,702	3,943	84
184	Broadwalk	192 Boardwalk Dr	32	19	9C	4,702	3,943	84
185	Joe Duggan	116 Joseph Duggan Rd	32	19	9C	4,702	3,943	84
186	Sarah Ashbridge	118 Sarah Ashbridge Avenue	32	19	9C	4,702	3,943	84
187	Winners Circle	116 Winners Circle	32	19	9C	4,702	3,943	84

### TPA Locations With Residential Overnight Use

TPA Carpark	TPA Location	Address	Former Ward	Current Ward	Permit Area	Parking Spaces	Permits Issued	%
18	Keele/Dundas	351 Keele Street	14	4	1B	2,016	1,587	79
64	Durie/Bloor	265 Durie Street	13	4	1E	1,663	1,310	79
91	Armadale	265 Armadale Avenue	13	4	1E	1,663	1,310	79
143	Willard	265 Willard Avenue	13	4	1E	1,663	1,310	79
41	Norton	43 Norton Avenue	17	9	3A	940	519	55
42	Via Italia	91 Via Italia	17	9	3E	714	528	74
62	Abell	45 Abell Street	18	9	3K	786	659	84
82	Emerson	9 Emerson Avenue	18	9	3H	860	659	77
130	Bartlett	1048 Bloor Street W	18	9	3G	1,115	840	75
51	Lippincot	365 Lippincott Street	20	11	6B	679	530	78
81	St Clarens	476 St Clarens Avenue	18	11	3H	860	659	77
85	Palmerston	557 Palmerston Avenue	20	11	5A	1,049	820	78
93	Manning	675 Manning Avenue	20	11	5A	1,049	820	78
104	Ossington	745 Ossington Avenue	19	11	3G	1,115	840	75
144	Clinton	376 Clinton Street	20	11	5A	1,049	820	78
205	Huron Steet	465 Huron Street	20	11	5D	814	835	103
231	Lowther	19 Spadina Rd	20	11	5D	814	835	103
238	Madison	9 Madison Avenue	20	11	5D	814	835	103
259	Spadina/Bloor	4 Spadina Rd	20	11	5D	814	835	103
109	Aberdeen	51 Aberdeen Avenue	28	13	7A	498	419	84
268	Front	271 Front Street E	28	13	6K	14	6	43
17	Pape	708 Pape Avenue	29	14	8A	1,786	1,394	78
28	Pape	670 Pape Avenue	30	14	8B	2,367	1,840	78
45	Broadview	111 Broadview Avenue	30	14	7F	1,260	1,124	89
78	Erindale	35 Erindale Avenue	29	14	8A	1,786	1,394	78
87	Chester	14 Arundel Avenue	29	14	8A	1,786	1,394	78
88	Ferrier	25 Ferrier Avenue	29	14	8A	1,786	1,394	78
89	Lipton	20 Eaton Avenue	29	14	8A	1,786	1,394	78
142	Langford	31 Langford Avenue	29	14	8A	1,786	1,394	78
146	Gerrard	573 Gerrard Street E	30	14	7F	1,260	1,124	89
149	Woodycrest	12 Woodycrest Avenue	29	14	8A	1,786	1,394	78
156	Ferrier	18 Ferrier Avenue	29	14	8A	1,786	1,394	78
173	Rhodes East	737 Rhodes Avenue	30	14	8B	2,367	1,840	78
180	Rhodes West	268 Rhodes Avenue	32	14	8C	2,007	1,696	85
244	Monarch	1439 Danforth Avenue	30	14	8B	2,367	1,840	78

## Attachment 2: Illustration of TPA lots which allow for Residential Overnight permit parking users within Toronto and East York Wards

















