



May 18, 2026

Re: Comments for 2026.SC31.19 on May 20, 2026 City Council in Support of Parking Motion

To: Mayor Chow and All City Councillors,

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit organization that works to preserve the character, safety, and livability of our neighbourhoods and **CSVSWRA support the unanimously approved motion by Scarborough Council to:**

- **Pausing Parking Requirement Eliminations** in Scarborough until reliable transit infrastructure is established.
- **Protecting Neighbourhood Capacity** by Creating a bylaw or policy to prohibit new developments from petitioning for on-street residential parking permits.
- **Restoring Transit Parking:** Exploring options to restore and expand public parking at Scarborough TTC Stations to reduce congestion and support ridership. *(this appears to be Scarborough-specific issue)*

When ALL Scarborough Councillors agree together that there is a “PARKING CRISIS ” that needs action, it is common sense that the request is supported by ALL other City Councillors who should not deny the united voice of the elected representatives who know these wards best.

Their support shows they understand that the impact of downtown-style parking assumptions which came with the elimination of minimum parking requirements is now percolating into a **“PARKING CRISIS ”** in Scarborough that calls for immediate action to address these critical issues

Councillors, you have all heard, **one size does not fit all**, you may have said it yourselves.....

Parking on Scarborough streets has never been a concern in the past as existing homes and buildings were designed to address standard requirements. Effective 2022 the City in one motion has created a **“PARKING CRISIS”** on our streets when it approved the elimination of minimum parking requirements for new developments.

Transit does not exist throughout the internal neighbourhood of our Scarborough suburbs. It is not a viable option to get everywhere that is needed. Our transit is not an effective or efficient mode of transport in Scarborough.

New residents, as do legacy residents, will realize that a car is a necessity to get around which makes the need for parking a necessity also. **Parking is a right for all Scarborough residents**, especially for families with small children, the growing demographic of elderly and for those who are differently abled.

The **“PARKING CRISIS”** is percolating; we see it with the illegal rooming houses that once housed a single family with maybe 2 cars but now are filled with many tenants that have much more than 2 cars that now

overflow onto streets. The need to have a place to park cars drives the illegal extensions of driveways and parking on lawns that we see occurring throughout our neighbourhoods.

We are also seeing this with new condo developments approved with reduced parking spots, and the consequences with cars overflowing to side streets - as realized with the Kingston Rd. Condo just west of Midland. 311 data will without a doubt reflect that currently our residents are feeling the pain of the existing **"PARKING CRISIS"** in Scarborough.

Let's look forward to what is coming our way. **For example**, when 4plexes start to pop up where the many illegal rooming houses exist now:

- The foot print for these four plexes will change to accomidate these large builds and the existing parking most likely not kept-because the city said they don't have to.
- This will include loss of the additioal parking currently achieved by illegally extending driveways and parking on the lawn because the builder will no doubt go to COA to get the biggest possible home approved on the property.
- Fast forward to when the multiplex is built, we know these units will not be affordable, the EHON project team confirmed this, so crowding will occur to to cover the high rent.
- It will be one illegal rooming house x4, because the city has not figured out how to bring these slum lords to compliance and refuses to acknowledge that this problem exists. (Commodification of housing 101.)
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-MTH-Review-and-next-steps-March-2026.pdf>
- So, the once single-family home required 2 cars and provided parking for 2 cars, that became a rooming house that required let's say 6 cars, will have 4 times the people living in the space and will still require a place to park the many cars because cars are a necessity without alteranate transitthis is what is driving the "PARKING CRISIS"
- Where will all these many new residents park If new developments are not required to provide parking. These tenants will outnumber legacy residents and will be able to meet the requirements to get a petition passed for on street parking. So this will without a doubt be the first change to our streets.
- **There are NO traffic studies that show what impact** our narrow streets lined with parked cars will have to pedestrian safety and traffic for local vehicles, EMS, service vehicles, tree pruning and snow removal, etc. Sight lines for pedestrians and more concerning, kids crossing the street will be impaired by parked cars. This all needs to be considered. I have seen many near misses from just the cars parked by parents in-front of Bliss Carmen when pedestrians try to cross between many parked cars.
- As well, further assessment and research is required to ensure the added density can be managed. No studies have captured if our streets are wide enough to accommodate traffic in both directions if cars are parked along the street? Or if our streets are not long enough to hold all the cars the coming density will bring. (Ie. a street xx long can only allow xx parking spots, does this match the number of cars residents will need parking for)

- Earlier this year at PHC we witnessed planning attempting to sell us that preamble surface could replace our green space and solve the parking requirement for multiplexes when reviewing PH27.1 - Growing Space for Trees. Clearly this is an indication that parking is needed.
- Parking pads were popular downtown, moving forward if the property can not accommodate parking and parking pads are approved to address our **“PARKING CRISIS”** there will be further loss of permeable surface, as well available street parking will be shortened as spots on streets reduced through parking pads
- Twice now I have mentioned loss of preamble surface, not for this discussion now but another serious concern the city is refusing to address ,
see <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-Area-52-and-59-Flooding-Team-November-21-2025.pdf>

Before we find ourselves in the midst of a bigger **“PARKING CRISIS”** we must PAUSE and put some rules in place. Our position is this - if the City sees fit to eliminate parking requirements for new developments, then it should not expect that the need for parking to be managed via our currently safe streets or at the expense of our trees and green space.

By denying parking permits to new developments, condo, townhomes and including 4 plexes, **the onus is back on the developer to review realistically what the market demand for units would be if parking is not available.** Something to compare this to could be the notices to parents of new developments that there may not be a desk at the local school for their child.

To compound Scarborough's **“PARKING CRISIS”** the City has been selling off public parking lots. We have seen the impact to nearby local streets when parking was reduced at Warden station. This will escalate as more and more of our parking lots are lost to put up more condos with no minimum parking requirements. Subway commuters will soon be challenged with parking on side streets as they will eventually not find necessary parking because the new condo residents, will without a doubt be taking up these very limited parking spaces.

If we don't change things now, we will find ourselves in more than just a **“PARKING CRISIS”**. It will become an endless bylaw and parking enforcement crisis where frustrated and angry residents will turn to 311 for complaint resolution that will never happen.

CSVSWRA supports the motions of our Scarborough Councillors and the approval of these important changes for Scarborough and thank our Scarborough Councillors for their leadership and commitment to prevent a “PARKING CRISIS” in Scarborough.

Marina Tadenc, Director

On behalf of Directors, Cliffcrest Scarborough Village SW Residents Association (CSVSWRA)

<https://cliffcrestscarboroughvillagesw.ca/about-us/>