



Date: July 7, 2026

To: North York Community Council Members

Re: Parking and Transit Consideration Requests

Background

This motion highlights the rapid intensification taking place across North York including Ward 18 Willowdale, particularly within and around the North York Centre Secondary Plan area and Yonge North Secondary Plan area, where significant residential and mixed-use growth continues to concentrate along Yonge Street. As population density increases under these Secondary Plans, the area is experiencing growing pressure on local infrastructure, including transportation networks and curbside parking supply.

While parts of Willowdale benefit from proximity to Line 1 subway service, the broader community still relies heavily on cars, surface transit and feeder bus routes, which face ongoing capacity and reliability challenges. In this context, concerns are raised that removing minimum parking requirements for new developments may not align with current parking and transit capacity and could increase on-street parking demand and spillover impacts on established residential neighbourhoods.

The motion also reflects concern that newly built high-density developments in Willowdale and across North York, including condominiums, townhomes, and multiplexes, may later seek access to residential on-street parking permits, further intensifying competition for limited curbside space in adjacent low-rise neighbourhoods.

At the same time, the motion recognizes the importance of TTC commuter parking at stations across North York as a critical first- and last-mile connection, particularly for residents living beyond walking distance of rapid transit. Maintaining and enhancing these parking facilities is viewed as a way to support transit use, reduce congestion on local streets, and better manage growth pressures associated with the North York Centre Secondary Plan.

Overall, the motion seeks a review of parking policy implementation in Willowdale and across North York to ensure it better reflects current transit capacity, neighbourhood livability, and the cumulative impacts of ongoing intensification.

"Alone we can do so little. Together, we can do so much." – Helen Keller



Recommendations:

1. City Council request the Chief Planner and Executive Director, City Planning, to review the removal of minimum parking requirements as it applies to North York, including Ward 18 Willowdale, and to report back on the feasibility of pausing the elimination of minimum parking requirements for new developments in areas where access to transit remains constrained, until enhanced and reliable transit infrastructure is in place; and
2. City Council request the General Manager, Transportation Services, in consultation with City Planning, to review and report back on the opportunity to create a bylaw or policy framework which would prohibit new condominium, townhome, and multiplex developments from petitioning for on-street residential parking permits in Ward 18 Willowdale and across North York, in order to protect existing neighbourhood parking capacity; and
3. City Council requests that the General Manager, Transportation Services, and the Chief Executive Officer, Toronto Transit Commission (TTC), review options to maintain and expand access to public parking at TTC stations serving North York, and report back on how improved transit parking can reduce local road congestion and increase transit ridership.

Sincerely,

Lily Cheng
City Councillor, Ward 18 – Willowdale
Toronto City Council

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