

Amendments to Municipal Code Chapter 27 (Council Procedures) and Municipal Code Chapter 925 (Permit Parking): Streamlining Permit Parking Exclusions for New Developments

Date: May 28, 2026
To: Planning and Housing Committee
From: General Manager, Transportation Services
Wards: All

SUMMARY

The purpose of this report is to seek City Council approval to amend City of Toronto Municipal Code Chapter 27, Council Procedures, and City of Toronto Municipal Code Chapter 925, Permit Parking, to implement City Council's 2021 direction regarding the exclusion of development-related addresses from eligibility for the residential on-street permit parking program.

In 2021, City Council directed that potential amendments to Chapter 925, Permit Parking, be included in preliminary and final reports related to Zoning By-law Amendment applications to exclude residents of, visitors to, and tradespersons at new development addresses from eligibility for residential on-street permit parking. The intent was to address permit parking eligibility earlier in the development review process and reduce the need for separate reports following project approval.

However, Section 27-18.4B(3) of Chapter 27 delegates authority over on-street permit parking matters on public lanes or public alleys, local roads, collector roads, and on minor and major arterial roads without an established TTC route to Community Council. This creates a procedural inconsistency that limits the ability to implement permit parking exclusion recommendations through Development Review reports and often requires separate reports to Community Council.

To address this issue, the proposed amendment to Chapter 27 would clarify that the authority delegated to Community Council does not apply to amendments to Chapter 925 that exclude residents of, visitors to, or tradespersons at addresses within the Excluded Area, nor does it apply to addresses associated with Zoning By-law Amendment applications. Corresponding amendments to Chapter 925 would give effect to this change and consolidate currently excluded addresses into a new schedule to the chapter.

These amendments will fully implement Council's prior direction, improve coordination between development review and permit parking processes, reduce administrative duplication, and provide a more efficient and consistent approval process.

RECOMMENDATIONS

The General Manager, Transportation Services recommends that:

1. City Council amend §27-18.4B(3) of City of Toronto Municipal Code Chapter 27, Council Procedures to clarify that the authority delegated to Community Council does not include amendments to City of Toronto Municipal Code Chapter 925, Permit Parking that exclude from eligibility residents of, visitors to, or tradepersons at addresses located within the Excluded Area as defined in City of Toronto Municipal Code Chapter 925, Permit Parking, nor does it apply to addresses associated with Zoning By-law Amendment applications.
2. City Council amend City of Toronto Municipal Code Chapter 925, Permit Parking to give effect to Council's decision in Recommendation 1 and consolidate the excluded addresses into a new Schedule to the Chapter.

FINANCIAL IMPACT

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

DECISION HISTORY

In 2021, City Planning staff introduced the new minimum parking requirements for new developments, which were subsequently approved by City Council. These changes aimed to make the process for restricting access to overnight on-street permit parking more transparent and efficient.

The approved policies emphasized that new developments must provide 'adequate' or 'sufficient' on-site parking to meet their needs and minimize impacts on existing neighbourhoods. They also reinforced that if a development does not provide enough parking, this shortfall should not be addressed by allowing residents to rely on on-street permit parking, helping preserve residential amenity in surrounding areas.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH29.3>

COMMENTS

In 2021, City Council adopted a series of measures to ensure that parking demand associated with new developments is accommodated on site. These measures included the use of advisory clauses in transportation review comments provided early in the development application process for all Rezoning, Official Plan or Site Plan Control applications.

City Council also directed the Chief Planner and Executive Director, City Planning, in collaboration with the General Manager, Transportation Services, to include potential amendments to City of Toronto Municipal Code, Chapter 925, Permit Parking, in all preliminary and final reports related to Zoning By-law Amendment applications. These amendments were intended to exclude residents of, visitors to, and tradespersons at new development addresses from eligibility for residential on-street permit parking, where such exclusions had not already been implemented.

The intent of this direction was to advance the exclusion process earlier in the development timeline. Previously, such exclusions were typically initiated by the local ward councillor at or near project completion, often requiring separate reports to Community Council or City Council depending on delegated authority.

However, Section 27-18.4B(3) of Chapter 27 continues to delegate authority for on-street permit parking matters on certain classes of roads to Community Council, while Development Review reports are required to be considered by City Council. As a result, despite Transportation Services providing recommended exclusions to Development Review staff, it is not procedurally appropriate to include these recommendations in reports to City Council where the delegated authority rests with Community Council.

Consequently, Transportation Services must bring forward separate reports to Community Council on a case-by-case basis, as required or as directed by individual councillors. This duplicative process is inefficient and does not reflect Council's intended direction.

To address this issue and fully implement City Council's 2021 direction (Item [PH29.3](#)), an amendment to Chapter 27 is required. The proposed amendment would clarify that the delegation of authority to Community Council under §27-18.4B(3)(a) does not apply to addresses located within the Excluded Area, as defined in Chapter 925, nor does it apply to exclude development-related addresses from the residential on-street permit parking program. A corresponding amendment would be required to Chapter 925, §925-5N(1.3). At the same time, staff are recommending that the currently excluded addresses listed under various subsections of §925-4C.1 through §925-4C.87 be consolidated into a new Schedule to Chapter 925, with a corresponding amendment to §925-4C to include a reference to the new Schedule.

This change will enable such matters to be considered concurrently with Development Review reports by City Council, improving coordination, reducing administrative duplication, and ensuring a more efficient and consistent process.

Transportation Services staff have prepared this report in consultation with City Planning.

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SIGNATURE

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