

Various Developments to be Excluded from Permit Parking in the Toronto and East York Community Council Area - Delegated

Date: December 8, 2025

To: Toronto and East York Community Council

From: Director, Street Permits, Transportation Services

Wards: Ward 9 Davenport; Ward 10 Spadina-Fort York; Ward 11 University-Rosedale; Ward 12 Toronto-St. Paul's; Ward 13 Toronto Centre; Ward 14 Toronto-Danforth; Ward 19 Beaches-East York

SUMMARY

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

The purpose of this report is to respond to City Council's direction to review and report back on the feasibility of excluding the development addresses listed in Attachments 1 and 2 from the on-street overnight permit parking program..

Staff have determined the realignments and exclusions are feasible and has no objections to excluding the developments listed in Attachment 1 and Attachment 2. If Toronto and East York Community Council excludes these addresses from Permit Parking Areas and Streets, residents of, visitors to or tradespersons at the properties listed in Attachment 1 and Attachment 2 will be prohibited from participating in the on-street overnight permit parking program.

RECOMMENDATIONS

The Director, Street Permits, Transportation Services recommends that:

1. Toronto and East York Community Council approve the amendment to Schedule B of the City of Toronto Municipal Code, Chapter 925, Permit Parking, to incorporate a revised map of the Permit Parking Areas as shown in Attachment 1 of the report dated December 8, 2025, from the Director, Street Permits, Transportation Services, excluding the developments listed in Attachment 1.

2. Toronto and East York Community Council amend City of Toronto Municipal Code Chapter 925, Permit Parking, such that, despite anything in the chapter to the contrary, Various Developments to be Excluded from Permit Parking in the Toronto and East York Community Council Area - Delegated

the General Manager, Transportation Services, will not accept applications for a permit from residents of, visitors to or tradespersons at the developments listed in Attachment 2.

FINANCIAL IMPACT

There is no financial impact associated with this report.

DECISION HISTORY

At the July 23 and 24, 2025, meeting City Council adopted Agenda Item [2025.TE24.13](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 2-12 Cawthra Square from Permit Parking.

At the July 8, 2025, meeting City Council adopted Agenda Item [2025.TE24.80](#), and in so doing, requested Transportation Services to review and report back on the feasibility of excluding the properties from the Permit Parking program located at 1245 Dupont Street, 1260 Dufferin Street, 213 Emerson Avenue, and 10 Graphophone Grove from Permit Parking.

At the April 23, and 24, 2025, meeting City Council adopted Agenda Item [2025.TE21.7](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 315 - 325 Front Street West, and associated addresses, from Permit Parking.

At the April 23 and 24, 2025, meeting City Council adopted Agenda Item [2025.TE21.12](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 30, 40, 43, 44 and 45 Price Street from Permit Parking.

At the April 23 and 24, 2025, meeting City Council adopted Agenda Item [2025.TE21.4](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 158 Sterling Road (Blocks 5B, 5C and 5D) and 190 Sterling Road (Block 3B), and associated addresses, from Permit Parking.

At the March 26 and 27, 2025, meeting City Council adopted Agenda Item [2025.TE20.5](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 70-86 Lynn Williams Street from Permit Parking.

At the February 5, 2025, meeting City Council adopted Agenda Item [2025.TE19.4](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 55 Belmont Street from Permit Parking.

At the February 5, 2025, meeting City Council adopted Agenda Item [2025.TE19.7](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1-19 Thelma Avenue from Permit Parking.

At the November 13 and 14, 2024, meeting City Council adopted Agenda Item [2024.PH16.3](#), and in so doing, requested Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 72 Amroth Avenue from Permit Parking.

COMMENTS

Transportation Services received requests from City Council to exclude the developments listed in Attachment 1 and Attachment 2 from permit parking.

Allowing residents, guests, tradespeople, and caregivers of the developments listed in Attachment 1 and Attachment 2 to purchase a parking permit will negatively impact the already limited parking supply in the neighbourhood. Excluding the developments from the permit parking program will ensure that sufficient on-street capacity is available to current permit holders.

A Public Notice was placed on the City's website requesting those objecting to the exclusion of the developments listed in Attachment 1 and Attachment 2 from permit parking forward their objections in writing to the City Clerk, so they may be scheduled as deputations at the Toronto and East York Community Council meeting.

Transportation Services has no objections to the exclusion of the addresses listed in Attachment 1 and Attachment 2 from Permit Parking eligibility.

The Ward Councillors have been advised of the recommendation in this report.

CONTACT

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Manager, Street Permits - Parking and Administration,
Transportation Services, 416-392-1525, Andre.Filippetti@toronto.ca

SIGNATURE

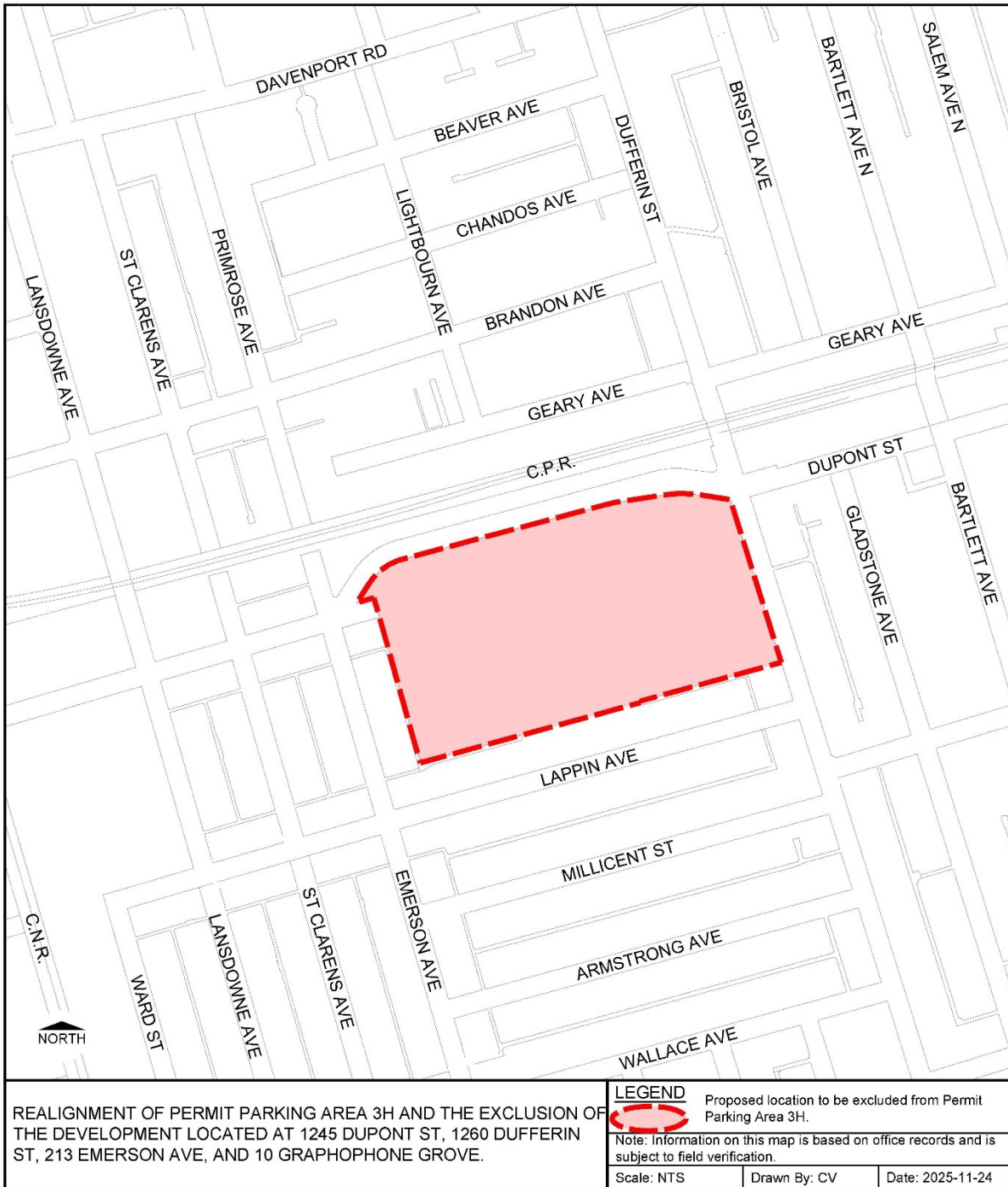
Antonia Markos
Director, Street Permits, Transportation Services

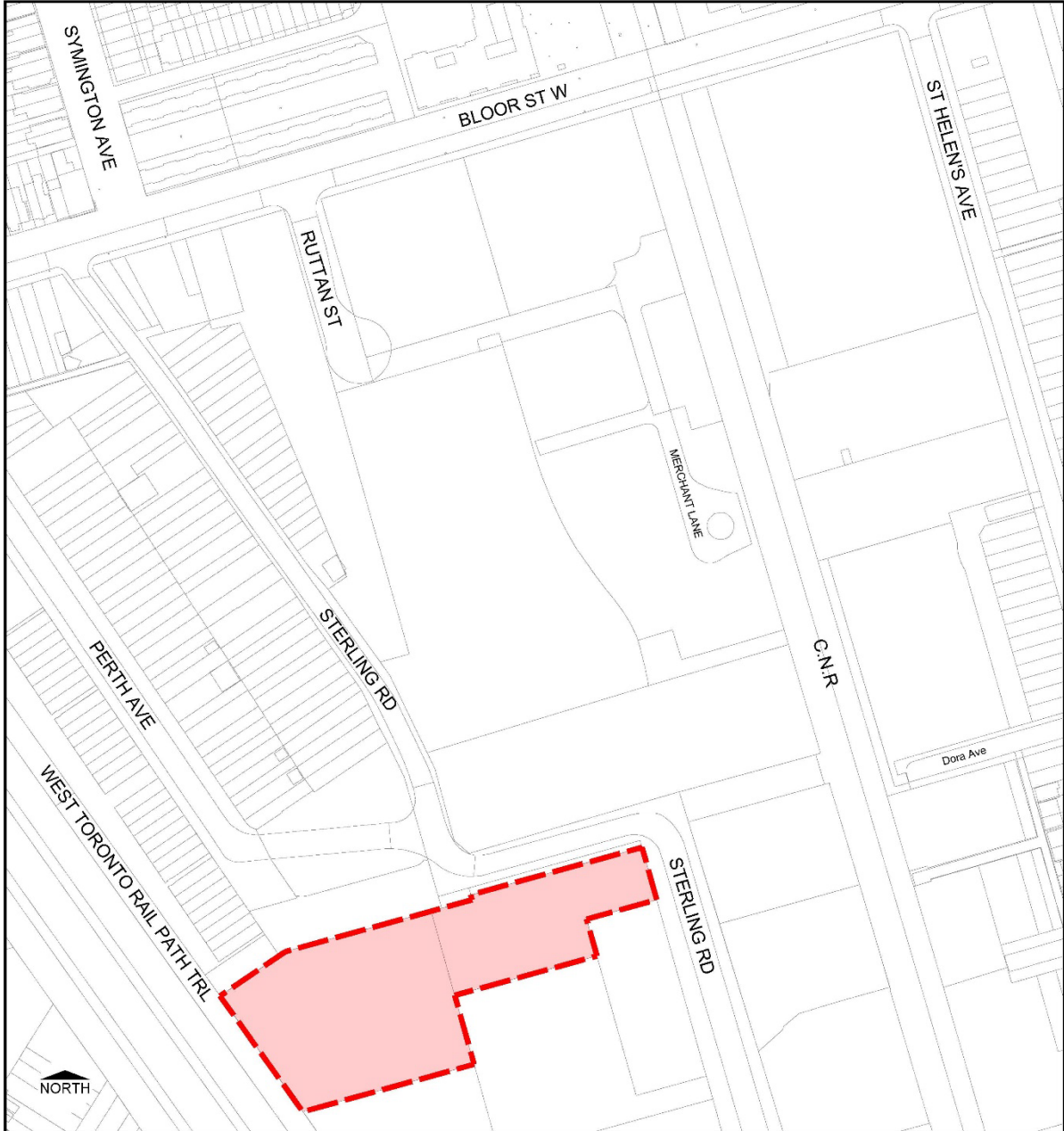
ATTACHMENTS

Attachment 1: Proposed Amendments to Chapter 925, Schedule B
Attachment 2: Proposed Developments to be Excluded from Permit Parking Program

Attachment 1: Proposed Amendments to Chapter 925, Schedule B

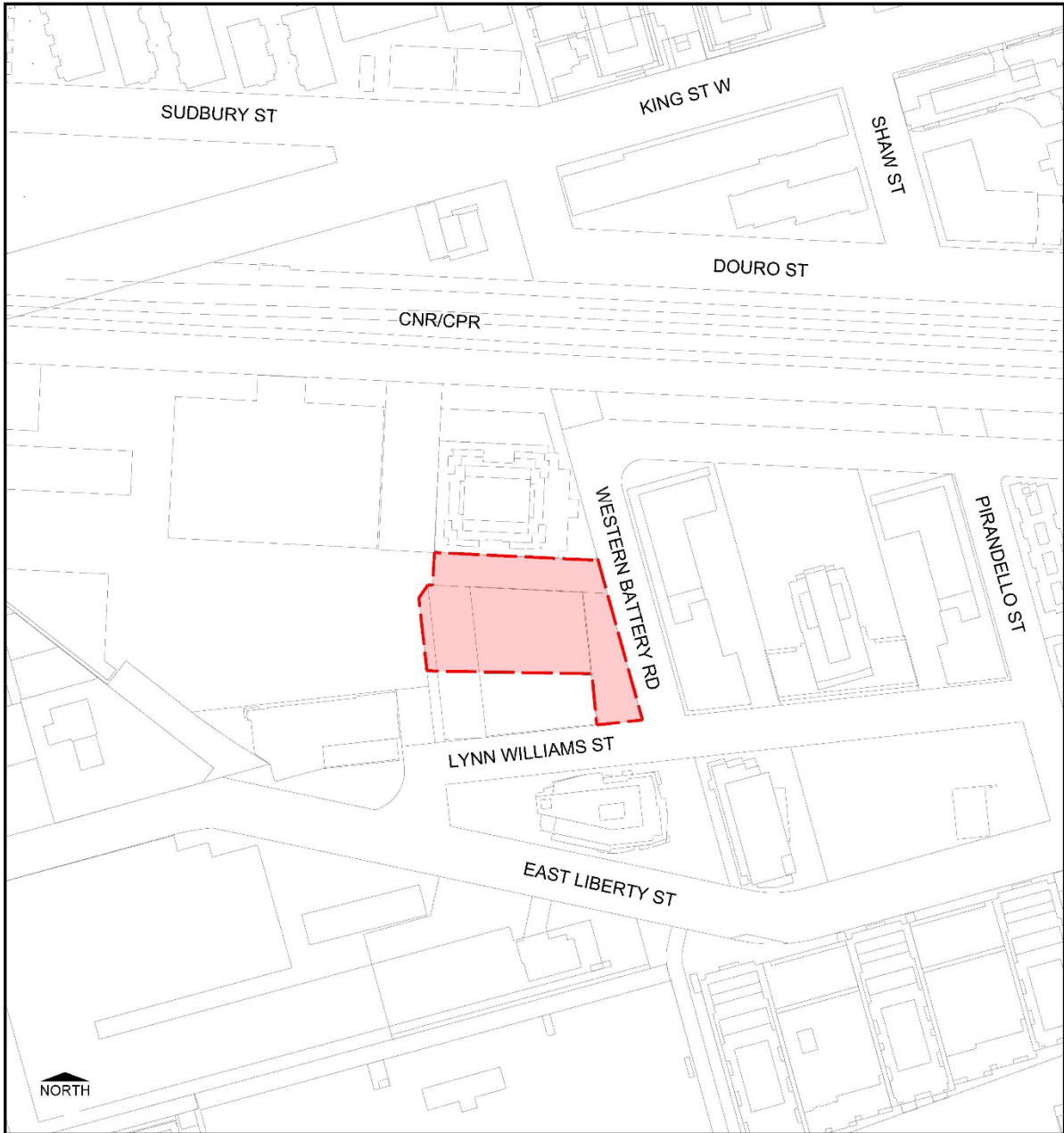
Street No.	Street Name	Permit Area	Ward
1245	Dupont Street	3H	9
1260	Dufferin Street	3H	9
213	Emerson Avenue	3H	9
10	Graphophone Grove	3H	9
158	Sterling Road (Blocks 5B, 5C and 5D)	2-	9
190	Sterling Road (Block 3B)	2-	9
70-86	Lynn Williams Street	4J	10
55	Belmont Street	5E	11
72	Amroth Avenue	9A	19





REALIGNMENT OF PERMIT PARKING AREA 2- AND THE EXCLUSION OF THE DEVELOPMENT LOCATED AT 158 STERLING ROAD (BLOCKS 5B, 5C, 5D) AND 190 STERLING ROAD (BLOCK 3B).

LEGEND		Proposed location to be excluded from Permit Parking Area 2-.
Note: Information on this map is based on office records and is subject to field verification.		
Scale: NTS	Drawn By: CV	Date: 2025-11-25



REALIGNMENT OF PERMIT PARKING AREA 4J AND THE EXCLUSION OF THE DEVELOPMENT LOCATED AT 70-86 LYNN WILLIAMS STREET.

LEGEND



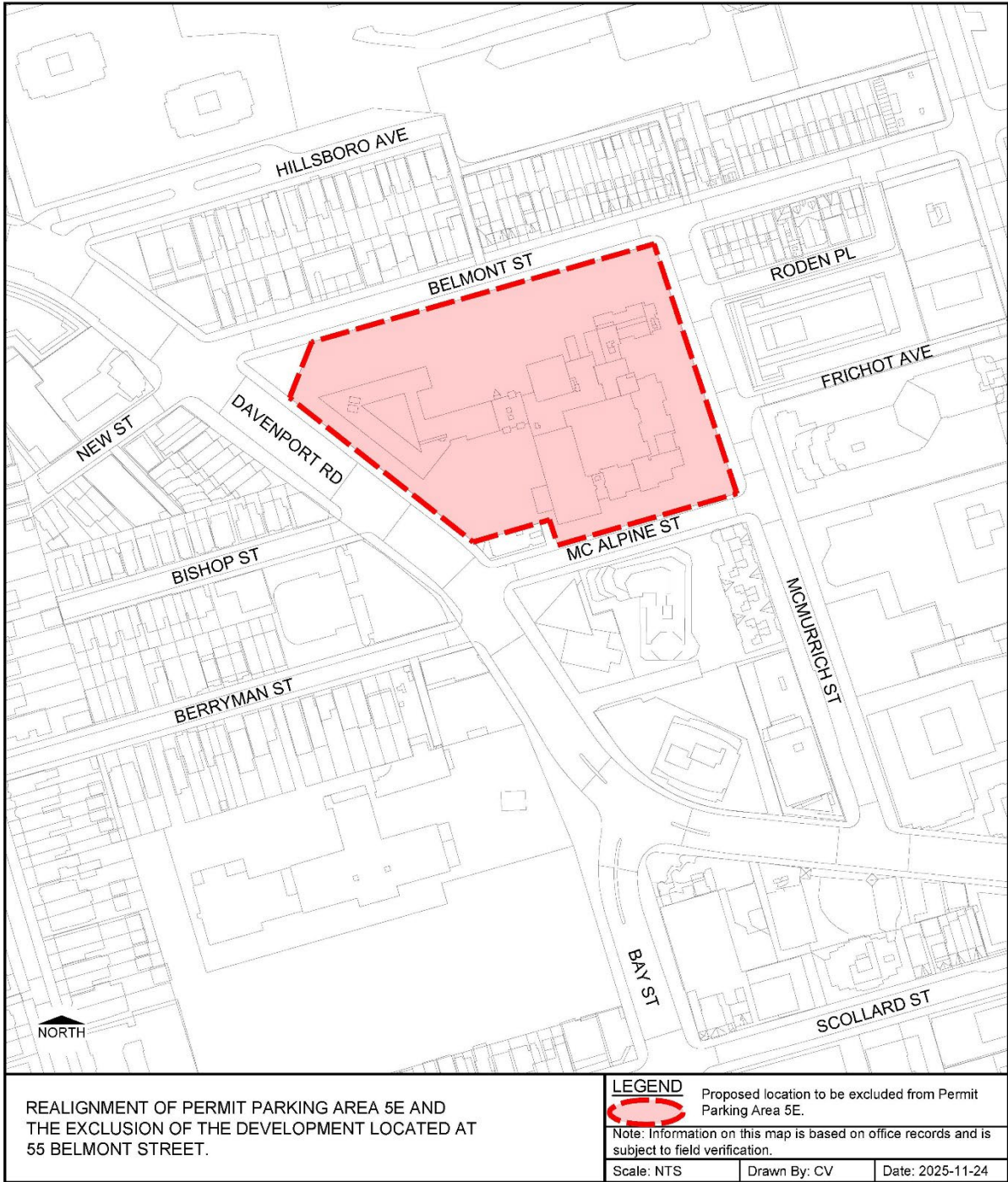
Proposed location to be excluded from Permit Parking Area 4J.

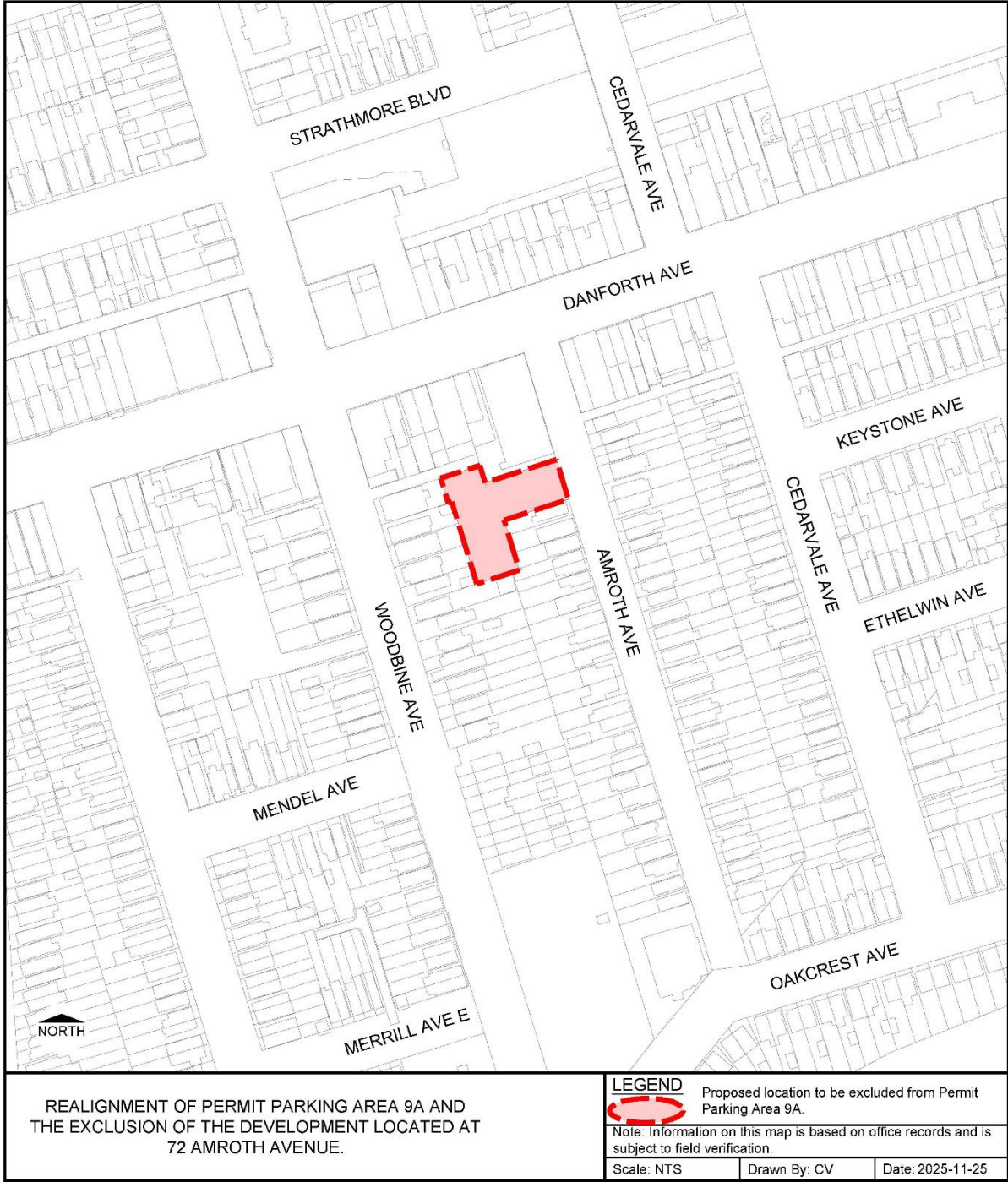
Note: Information on this map is based on office records and is subject to field verification.

Scale: NTS

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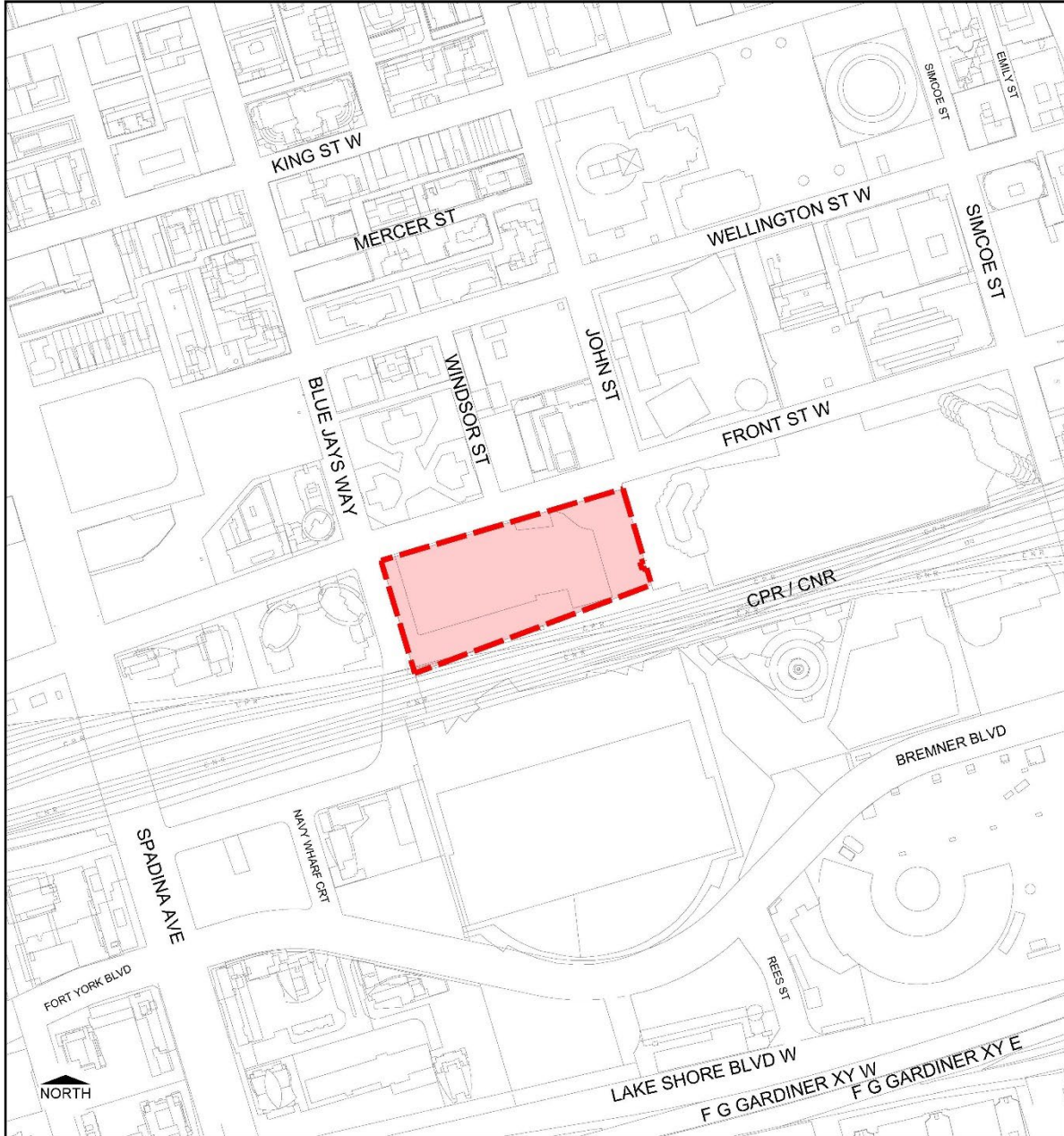
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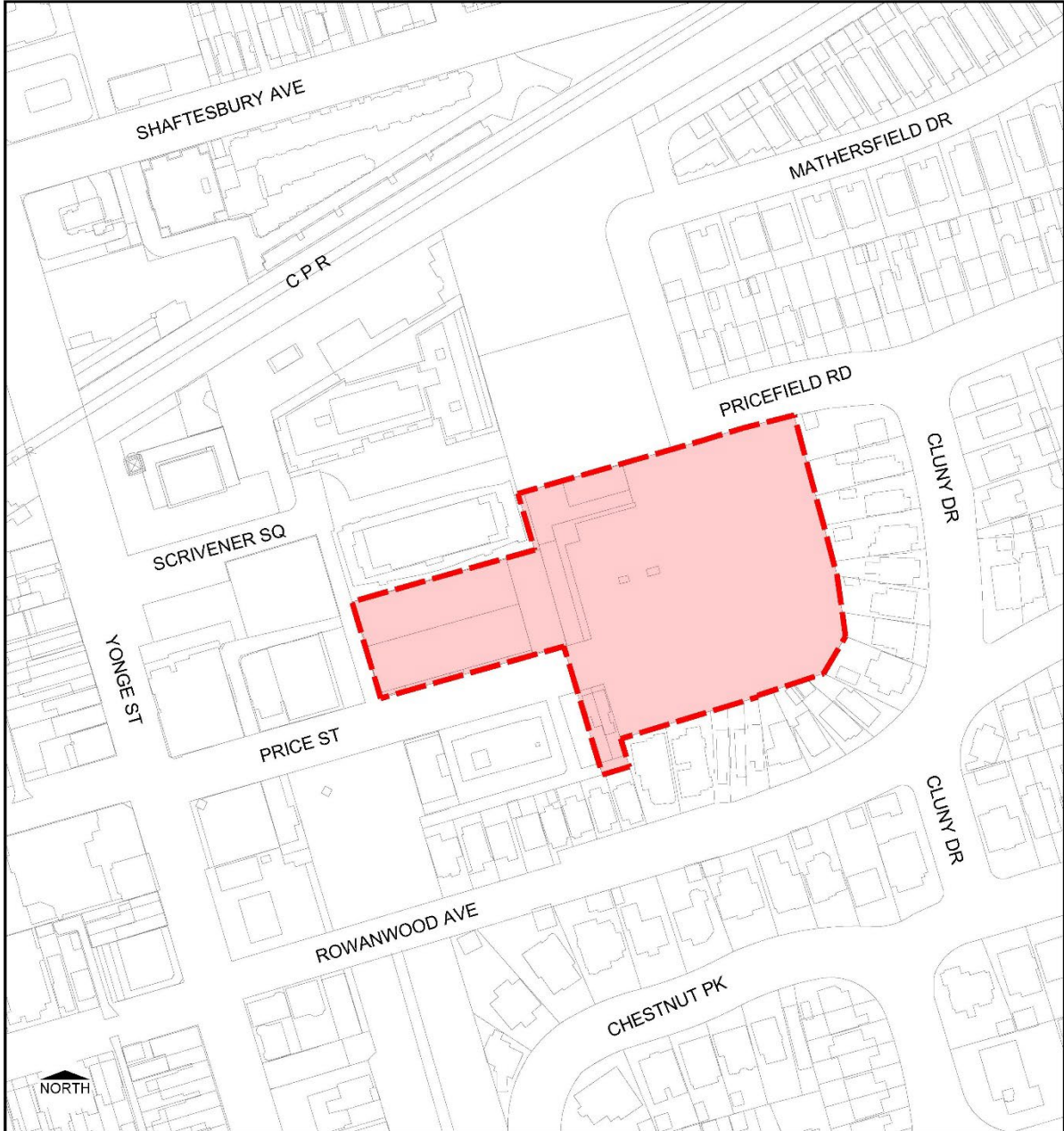
Attachment 2: Proposed Developments to be Excluded from Permit Parking Program

Street No.	Street Name	Ward
315 - 325	Front Street West	10
30, 40, 43, 44 and 45	Price Street	11
1-19	Thelma Avenue	12
2-12	Cawthra Square	13



THE EXCLUSION OF THE DEVELOPMENT LOCATED AT
315-325 FRONT STREET WEST

LEGEND	Proposed location to be excluded from Permit Parking.
	
Note: Information on this map is based on office records and is subject to field verification.	
Scale: NTS	Drawn By: CV
Date: 2025-11-25	



THE EXCLUSION OF THE DEVELOPMENT LOCATED AT
30 40 43 44 AND 45 PRICE STREET.

LEGEND



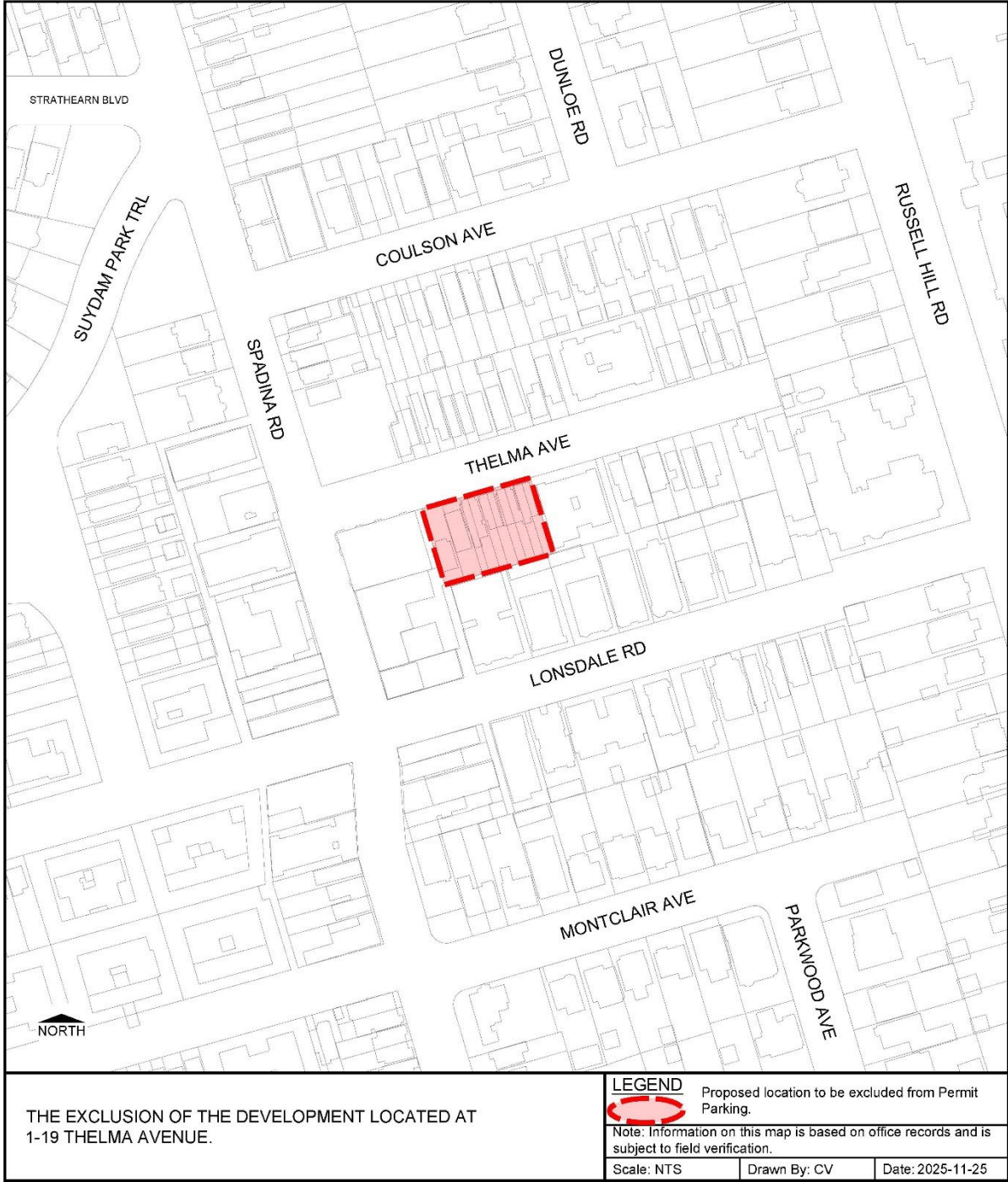
Proposed location to be excluded from Permit Parking.

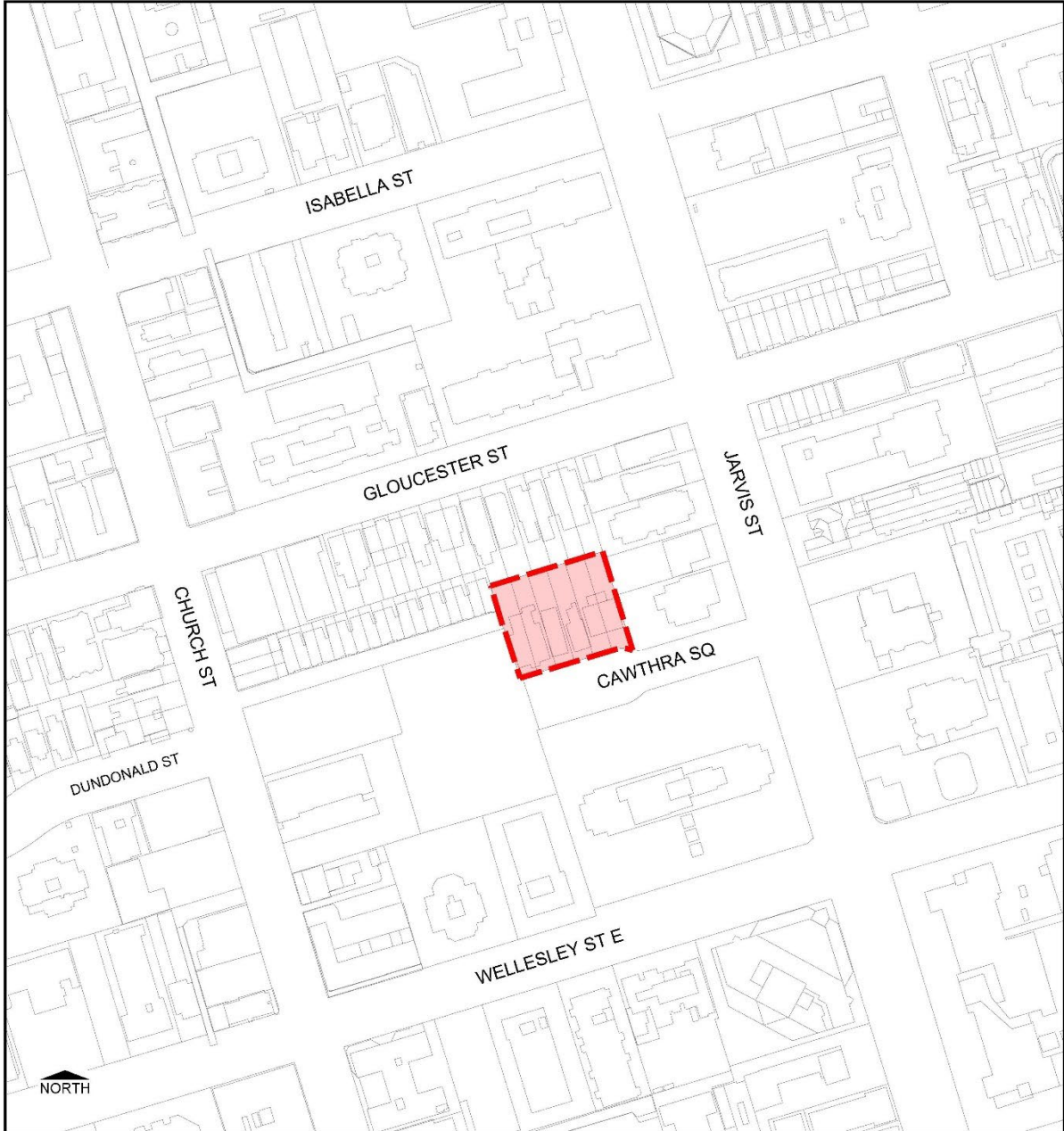
Note: Information on this map is based on office records and is subject to field verification.

Scale: NTS

Drawn By: CV

Date: 2025-11-25





THE EXCLUSION OF THE DEVELOPMENT LOCATED AT 2-12 CAWTHRA SQUARE.

LEGEND



Proposed location to be excluded from Permit Parking.

Note: Information on this map is based on office records and is subject to field verification.

Scale: NTS

Drawn By: CV

Date: 2025-11-25