

## **Pay for Parking at Various Multi-Residential Rental Properties**

To report on whether landlords can legitimately charge visitors to park at various multi-residential rental properties.

<b>Date:</b>	September 19, 2007
<b>To:</b>	Licensing and Standards Committee
<b>From:</b>	Lenna Bradburn, Executive Director, Municipal Licensing and Standards
<b>Wards:</b>	2 and 8
<b>Reference Number:</b>	5582

### **SUMMARY**

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The purpose of this report is to determine whether landlords at the following multi-residential rental properties can legitimately charge visitors to park in their premises:

- a. 20 Broadoaks Drive
- b. 25 Broadoaks Drive
- c. 11 Catford Road
- d. Town homes on Flax Gardenway
- e. 5000 Jane Street
- f. 3710 Keele Street
- g. Town homes on red Cedarway
- h. 4001 Steeles Avenue
- i. 2 Armel Court
- j. 60 Ester Lorrie Drive

There were eight addresses located in the North York District and subject to the former North York Zoning By-law.

The North York Zoning By-law prohibits landlords from charging for visitor parking

There were two addresses identified that are located in the Etobicoke York District and subject to the former Etobicoke Zoning by-law.

There are no prohibitions in the Etobicoke Zoning By-law against charging fees for visitor parking spaces.

## **FINANCIAL IMPACT**

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This report will have **no** financial impact beyond what has already been approved in the current year's budget.

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## **DECISION HISTORY**

The Licensing and Standards Committee, at its meeting of June 29, 2007, requested that the Executive Director, Municipal Licensing and Standards report to the Licensing and Standards Committee on whether or not these landlords can legitimately charge visitors to park at these addresses:

- 20 Broadoaks Drive;
- 25 Broadoaks Drive;
- 11 Catford Road;
- Townhomes on Flax Gardenway;
- 5000 Jane Street;
- 3710 Keele Street;
- Townhomes on Red Cedarway;
- 4001 Steeles Avenue;
- 2 Armel Court; and
- 60 Esther Lorrie Drive.

## **COMMENTS**

### **North York District Properties**

Eight of the addresses were located in the North York District and subject to the former North York Zoning By-law.

The North York Zoning By-law prohibits landlords from charging for visitor parking.

The following is a summary of the status of investigation activities at each of the identified addresses.

Address	Investigation Activities	
	Notice of Violation	Prosecution
Townhomes on Red Cedarway	Notice Of Violation issued for visitor parking- September 12, 2007.	Re-inspection scheduled on September 28, 2007
Townhomes on Flax Gardenway	No violation found.	n/a
3710 Keele St	Notice Of Violation issued for visitor parking-September 12, 2007.	Re-inspection scheduled on September 28, 2007.
4001 Steeles Avenue	Notice Of Violation issued for visitor parking-September 7, 2007.	Re-inspection scheduled on September 28, 2007.
5000 Jane St	Notice Of Violation issued for visitor parking-April 26, 2007.	Prosecution initiated for visitor parking on September 12, 2007.
25 Broadoaks Drive	Notice Of Violation issued for visitor parking- June 1, 2007.	Re-inspection scheduled on September 20, 2007.
11 Catford Road	Notice Of Violation issued for visitor parking- April 20, 2007	Prosecution initiated for visitor parking on July 13, 2007.
20 Broadoaks Drive	Notice Of Violation issued for visitor parking- August 17, 2006.	Prosecution initiated for visitor parking on July 13, 2007.

### **Etobicoke- York District Properties**

There were two addresses identified (2 Armel Court and 60 Esther Lorrie Drive) that were located in the Etobicoke York District and subject to the former Etobicoke Zoning by-law.

There are no prohibitions in the Etobicoke Zoning By-law against charging fees for visitor parking spaces.

## **CONTACT**

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## **SIGNATURE**

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