



Councillor Anthony Perruzza

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Re: Pay for Visitor Parking at Multi-Residential Rental Properties from the Chair of the Tenant Defence Sub-Committee to the Chair of the Planning and Growth Management Committee

Councillor Norm Kelly
Chair, Planning and Growth Management Committee
Toronto City Council

Dear Councillor Kelly:

At the request of the Tenant Defence Sub-Committee, I am writing to advise you of concerns expressed at a recent meeting regarding the need for addressing the charging for visitor parking at multi-residential rental properties in the harmonized zoning by-law, and to request that this matter be a priority for the Planning and Growth Management Committee during the review of the new zoning by-law.

At the November 30, 2007 meeting of the Licensing and Standards Committee, the Committee considered a report from the Executive Director, Municipal Licensing and Standards, addressing the issue of whether landlords can legitimately charge visitors to park at a number of multi-residential rental properties across the City. This report and the Committee decision was placed on the agenda of the Tenant Defence Sub-Committee meeting on January 22, 2008. The Sub-Committee heard from Municipal & Licensing Standards staff and City Planning staff that from the planning perspective, a basic intent of providing visitor parking spaces in residential buildings was to reduce street parking, and as such, there should be no charge for the parking. Currently only the North York Zoning by-law prohibits landlords from charging for visitor parking, however, staff are working on regulations to harmonize the by-law across the City.

The Sub-Committee heard concerns from a representative of the Federation of Metro Tenants' Associations (FMTA) and a representative of the Greater Toronto Apartment Association (GTAA). The FMTA representative urged the City to expedite the work on harmonizing the zoning by-law, as tenants are concerned that some landlords are renting

out visitor parking spaces in their residential buildings, although their rents include access to free parking for their visitors. He also indicated that charging or renting out the visitor parking spaces causes problems for older tenants and those with disabilities who are receiving regular visits from health care providers and other caregivers. The GTAA representative was concerned that landlords have not been consulted adequately and suggested that staff conduct consultation with all stakeholders and report on the results before Council decides whether or not to extend the North York by-law to the entire City, or to otherwise establish a harmonized visitor parking by-law.

The Sub-Committee requested that I write to the Planning and Growth Management Committee in order to ensure that the matter of charging for visitor parking at multi-residential rental buildings be considered as a priority during the review of the new zoning by-law due to the concerns raised.

Thank you for taking this matter into consideration, and please do not hesitate to contact me if you want more information about our discussions on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Anthony Perruzza". The signature is fluid and cursive, with a horizontal line extending from the end.

Anthony Perruzza
Councillor Ward 8 and Chair, Tenant Defence Sub-Committee

c.c. Members and Secretary of Tenant Defence Sub-Committee
Lenna Bradburn, Executive Director, Municipal Licensing and Standards
Phil Brown, General Manager, Shelter, Support and Housing Administration
Merle MacDonald, Secretary, Planning and Growth Management Committee