



**STAFF REPORT
ACTION REQUIRED**

**Charging For Visitors Parking at Multi-Residential
Apartment Buildings**

Date:	May 18, 2010
To:	Licensing and Standards Committee
From:	Executive Director, Municipal Licensing and Standards
Wards:	All
Reference Number:	P:\2010\Cluster B\MLS\Ls10019

SUMMARY

To report on the proposed provisions found in the proposed newly harmonized City of Toronto Zoning By-law, regarding the issue of charging for visitors parking at multi-residential apartment buildings.

RECOMMENDATIONS

The Executive Director, Municipal Licensing and Standards, recommends that:

1. the Licensing and Standards Committee receive this report for information purposes only.

Financial Impact

There are no financial impacts arising from this report beyond what has already been approved in the current year’s budget.

DECISION HISTORY

At its meeting on April 29, 2010, the Licensing and Standards Committee was in receipt of a memo (see the link below) regarding the issue of multi-residential apartment buildings charging for visitors parking.

<http://www.toronto.ca/legdocs/mmis/2010/ls/bgrd/backgroundfile-29520.pdf>

The Licensing and Standards Committee referred this item to the Executive Director, Municipal Licensing and Standards with a request to submit a report to the May 27, 2010 meeting of the Committee.

ISSUE BACKGROUND

The issue of charging for visitor parking at multi-residential apartment building in the City of Toronto is of particular interest to the Licensing and Standards Committee.

COMMENTS

Proposed New Harmonized Zoning By-Law

Chapter 15, Residential Apartment, of the proposed new harmonized zoning by-law addresses the issue of parking at multi-residential apartment buildings in Section 15.10.80, Parking. Section 15.10.80.1(1) Charging for Visitor Parking, states as follows:

“15.10.80.1 General, (1) Charging for Visitor Parking, There shall be no fee charged for a visitor parking space”

This provision will apply to all new construction of multi-residential apartment buildings once the proposed zoning by-law has been adopted by City Council.

While the new zoning by-law will deal with this matter on a go forward basis, existing buildings will need to be assessed based upon the land use permissions in place in the applicable zoning by-law at the time that the building was erected.

Infractions of the zoning provisions regarding parking, in existence when these multi-residential apartment buildings were constructed, will need to be dealt with on a case by case basis taking into account the zoning provisions pertinent to a specific building.

Car Share Parking at Multi-Residential Apartment Buildings

It has been noted that a number of multi-residential apartment buildings are now providing parking spaces to companies involved in the relatively new business of car sharing. These businesses provide vehicles, on an as needed basis, to individuals who register themselves with these businesses for the purpose of using these shared vehicles rather than purchase their own vehicle.

The use of parking spaces in multi-residential apartment buildings for the storage of car share vehicles constitutes a commercial use of the required parking and therefore is in violation of the new provisions in the proposed zoning by-law. This type of commercial use of parking spaces in multi-residential apartment buildings built under the existing zoning provisions of the former municipalities would also be found to be in violation of zoning by-laws applicable to those buildings.

CONTACT

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SIGNATURE

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