



environmental
defence

November 24, 2021

Planning and Housing Committee
% Nancy Martins
10th floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

PH29.3: Recommended Parking Requirements for New Development

Attention Planning and Housing Committee Members,

I am Ontario Environment lead for Environmental Defence, a leading national environmental organization that works at the federal, provincial and municipal levels to safeguard our freshwater, create livable communities, tackle climate change and build a clean economy. I lead Environmental Defence's policy development and advocacy regarding natural heritage, smart growth and sound land-use planning in Ontario.

Environmental Defence strongly supports the elimination of *minimum* parking requirements for all residential and commercial zones in Toronto, as well as the replacement of minimum parking rates with parking *maximums* such that proponents are prohibited from constructing more than the prescribed maximum rate.

Minimum parking requirements in City of Toronto and in the municipalities that preceded it have done grave damage to the City's urban fabric. While they were justified as a way of responding to demand, they have in fact **induced demand for car trips** by *pushing* people into motor vehicles, eroding the pedestrian environment through curb cuts, wreaking havoc on neighborhood tree canopies, and strangling the neighborhood corner stores, greengrocers, sandwich shops and pharmacies that used to make it practical and comfortable for almost everyone to get by without driving.

Minimum parking requirements have also **squandered a huge amount of space** in the City, making it much more difficult for new neighborhoods to add more homes achieve population densities that support frequent transit, and shops and amenities within walking distance. To these requirements continue to pose a huge obstacle to completing and retrofitting existing post-war neighborhoods through the addition of more homes, rather than just larger homes.



The removal of minimum parking requirements and imposition of parking maximums will be a huge step forward, and the present amendment should be approved. However, these changes should be regarded *only* as a first step. Going forward, the City should prohibit increases to the number of parking spaces on existing residential lots, particularly in the former City of Toronto and the former East York, by amending the Parking Rate for a Dwelling Unit in a Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex to impose a maximum parking rate of 0.0 for each dwelling unit.

Environmental Defence would welcome the opportunity to participate in Garden Suites consultations with a view to helping Toronto capitalize on the opportunity to make its neighborhoods more liveable and sustainable.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Pothen', with a horizontal line extending to the right.

Philip Pothen
Ontario Environment Program Manager,
Environmental Defence