



November 25, 2021

To: Deputy Mayor Ana Bailão, Chair, Planning & Housing Committee
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

PH29.3 Recommended Parking Requirements for New Development

The Greater Toronto Apartment Association (“GTAA”) represents the interests of the multi-family, purpose-built rental housing industry. Our members own and manage more than 150,000 units of multi-family, purpose-built rental housing in the GTA, mostly in the City of Toronto.

New purpose-built rental development in Toronto is in chronic undersupply and has been for several decades. A primary reason for this unfortunate situation is the high cumulative cost of creating new rental housing. Any cost input that can be reduced will improve the feasibility of advancing much-needed new rental projects.

In a primary rental building, parking can/should be considered as an amenity or a feature. Each development should be able to offer their preferred amenities (study lounge, swimming pool, fitness centre, party/multi-purpose room, BBQs, etc.) to cater to the needs of their residents. The onus is on the builder to determine what to offer to attract and retain customers. The report captures this (page 13):

“The significant variation in the proportion of applications that propose parking reductions for different specific uses and building types suggests that the current minimums in the by-law do not accurately reflect the level of parking demand in the market for existing land uses and residential building types. Each development has unique circumstances which may be difficult to capture in standards. It suggests a market driven approach, capped with maximums, is more responsive to trends and aligned with public objectives.”

Today’s thorough report includes rationale and justification for its recommendations. GTAA supports this proposal recommending the removal of parking minimums in new developments.

For more information, please contact: info@gtaaonline.com