

Upper Canada Court Tenant Association

Upper Canada Court
110 – 140 – 160 Erskine Ave. +1000 Mt. Pleasant

PG16.1.8

DEPUTE On Zoning By-Law

18 June 2012

City Hall 100 Queen St West
Committee Room 1, Second Floor, at 11:00 a.m.

18 June 2012

My name is: Nick Sion

I represent the tenants of 110-140-160 Erskine Ave., and 1000 Mt Pleasant Road, being Pres of the Upper Canada Tenant Association shown in the letterhead. The buildings comprise about 1200 apartments; sharing common services and amenities and parking garage and other parking areas.

The Councilors and their Staff should be commended on the mammoth task they have undertaken to harmonize the Zoning By Laws to cover the entire City of Toronto; and now we have a Draft of the Zoning By law.

Our special interest in the Zoning By-Law is in the area of Visitor Parking [By Law 1156-2010] and it stems from us being tenants of the mentioned apartments (viz. 110-140-160 Erskine Ave., and 1000 Mt Pleasant Road); where some tenants have been in their units since the buildings went up some 4 decades ago.

When our tenants moved in, our guests did not have to pay a parking charge and a parking coupon was obtained from the rental office, or from the superintendant, or the administration office, by the tenant who would have a guest for a short visit or for a longer period. Enforcement was the same as now where the security control would do the enforcement. Except that nowadays the security control have the power to issue parking tickets, payable to the City of Toronto, I believe.

Clearly this has caused "hardship" since the longer term tenants are now elderly and are visited by their younger families and/or by medical staff and the issue of payment for parking has curtailed these visitations and has caused embarrassment as to who will bear the parking fees, the host or the guest !!!

We are very much pleased that the Zoning By Law 1156-2010 stays as is, with the provision that prohibits the charge for Visitor Parking.

We thank you for this. We are sure that thousands of other tenants are thanking you in silence and appreciating your efforts, since it is about the only thing left in favour of the tenants.

Sincerely,



Nick Sion
President
Upper Canada Tenant Association.