

# Upper Canada Court Tenant Association

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

12 October 2012

Delivered by Hand at PGMC Meeting  
12 Oct. 2012

The Planning and Growth Management Committee,  
New City Hall,  
100 Queen West.  
Toronto.

## Representation on the Harmonized Zoning Bye Laws Concerning Visitor Parking for Tenants

Our Association represents approximately 1200 apartments in 4 buildings viz. 110, 140, 160 Erskine Avenue, and 1000 Mt Pleasant. The buildings share common services and amenities, the parking garage and other parking areas which were meant for Visitors to the tenants, known as Visitor Parking.

A few years ago, and before the Harmonization of the Zoning By Laws was being considered, landlords in Toronto turned these parking areas meant for tenant visitors into commercial entities by putting up Pay and Display machines charging anyone who wishes to park there .... all under the guise of saving the areas for genuine visitors. Suddenly, some companies surfaced [viz. Park Smart and Epic Parking Control Services] to monitor the Pay and Display machines. However, their staff just issue tickets and empty the collection boxes. They do not know, nor care, if the parked car is a visitor to a tenant or a commercial parker.

Please note that most of the apartment units, and condos are in residential zones and the charging of fees to park turns the visitor parking lots into commercial enterprises in residential zones.

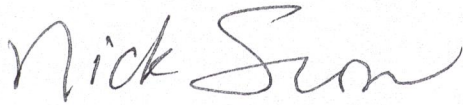
To enumerate the issue:

1. Visitor Parking was free to visitors and was regulated by the landlord and via a security agency for enforcement. A tenant applies to the landlord via the administration office, for a Visitor pass. A coupon is issued and is displayed. By this method, a coupon is issued to genuine visitors and there is no abuse since it was requested by a tenant known to the landlord or his/her staff.
2. This issue is of concern to other Tenant Associations e.g. High Park Tenant Association, Refer to **Attachment 1**, where even the Mayor calls it a "cash grab" on page 2 of the Attachment.
3. Pay and Display machines do NOT control parking. They just commercialize the parking area, even if the parking areas are in Residential Zones. Genuine visitors complain to us that that the lot was full.
4. Landlords had the means to police the parking areas as they did in the past decades. Because there was a loophole in the Zoning By Law when Toronto was amalgamated, Visitor Parking became an income source for the landlord and for the companies that sprung up to "regulate" the Visitor Parking for the Landlord.
5. It has been stated that "criminal elements" use Visitor Parking to conduct their illicit business. The Pay and Display system makes it easier for those purported "criminal elements". All they have to do is buy a ticket. The coupon method is more effective since a tenant (known to the landlord) has to request a coupon from the landlord and those parking are genuine visitors. There is accountability.
6. Prior to all this, Landlords used to offer many amenities as shown in **Attachment 2**, that includes Visitor Parking. No fees were charged.
7. **Attachment 3** shows that Visitor Parking must be provided (by the landlord) in apartment house dwellings [By-Law 32696].

8. In **Attachment 4**, we monitored the visitors Parking areas of the 4 buildings we represent. Can one tell who is parked for the day and who is a genuine Visitor? No, neither can the "parking enforcers or regulators".

We earnestly request that these commercially operated parking areas be considered as residential entities and are designated as Visitor Parking areas for the tenants residing in these buildings as part of the amenities offered by the landlord to a tenant, i.e. without any charges.

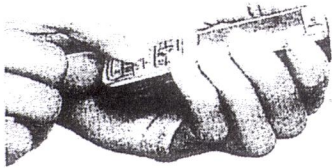
We shall thank you for your consideration.

A handwritten signature in black ink that reads "Nick Sion". The signature is written in a cursive, flowing style.

Nick Sion,  
President of Upper Canada Court Tenant Association.  
140 Erskine Avenue, #1702.  
Toronto, ON  
M4P 1Z2  
416-487-2740

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## Missing teen found in Hamilton

LISA RAINFORD  
lrainford@insidetoronto.com

The news was music to Jennifer Plourde's ears.

At exactly 9:17 a.m. Tuesday, she got a phone call from police telling her that her son, 16-year old Kyle Plourde, missing since June 16 has been found.

"I'm so excited, I'm leaving work early," Plourde told *The Villager* just two hours later. "He's okay, he was found safe."

Plourde had yet to see her son. She was on her way to get a coffee earlier when her phone rang. It was the police calling to tell her that Kyle had been found in Hamilton.

'He's okay, he was found safe.'

- Jennifer Plourde, mother

"He's off the missing list," she said.

Plourde and her family and friends plastered the city with missing posters displaying a photograph of her son, one of six children, over the past month.

"He was my little porcelain doll," Plourde said, describing him as a child in a previous interview.

She begged for anyone with any information to come forward. Plourde would like to thank everyone who helped in the search as well.

She was especially concerned because Kyle is a special needs child, "very sweet, very loving, honest," she said.

He was first thought to have disappeared on his way home from a friend's house in the College Street and Lansdowne Avenue area, not far from his school, West Toronto Collegiate.

## SKETCH ARTISTS



ART IN THE PARK:  
Nomi Juhasz and friend Jennifer U. spent a Sunday morning sketching in High Park as part of the Nature Through Art Walking Tour.

The free walks are organized by the High Park Nature Centre, High Park Advisory Council, Colborne Lodge and High Park Initiatives.

Villager Photo/ ANICE WONG

## Pay-for-parking has tenants up in arms

LISA RAINFORD  
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The High Park Tenants' Association (HPTA) is going to bat for the residents of nine High Park area high rise rental buildings, who are upset over their landlords' decision to install Pay and Display parking systems in visitor lots, which until July 2 had been free.

The largest in Toronto, representing more than 6,000 renters, the High Park Tenants' Association (HPTA) is hosting a public meeting later this month to discuss the issue - that has some residents ready to move out - with Minto Management

'Now the general public is using the lots... taking away parking spots from legitimate visitors.'

- Kevin Sambrano, HPTA past president

and Vertica Resident Services, who manage the buildings.

Guy Ratchford, general manager of Minto's High Park Village, claims that the visitor parking lots are being abused. In a letter to residents in May, he said the parking enforcement system operated by Parksmart would be implemented in an effort to deter non-residents from monopolizing tenants' visitor

spaces.

However, Kevin Sambrano, HPTA past president and 14-year renter, saw no evidence of this.

"Not one person said 'I tried to park and the visitor parking was full,'" he said in an interview with *The Villager* Tuesday. "Is this a cash grab? I don't know."

He speculates that management's inability to enforce the previous

visitor parking policy led to the decision, although many residents, he said, suspect this is the landlords' latest attempt to make more money. Over the past five years, tenants have been hit with at least four above-guideline rent increases, which landlords can apply for to the Landlord and Tenant Board if they've spent extra money on such things as major repairs, renovations or if there has been an increase in property taxes or hydro. This year, tenants experienced a rent increase of 1.4 per cent and next year it'll be 1.8 per cent, Sambrano said.

"By turning the visitor parking lots

>>>FORD, page 3

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## Ford says new parking fees a 'cash grab'

>>>from page 1

into paid public lots for everyone, management does not solve the problem," said Irwin Patterson, a 31-year resident of a Minto-managed unit. "Now the general public is using the lots and going downtown on the subway, taking away parking spots from legitimate visitors."

*The Villager* attempted to contact Minto Management and Vertica Resident Services, but calls were not returned by deadline.

Charging tenants for visitor parking is a growing trend among landlords of high rise buildings in the city. Ward 2 (Etobicoke-North) Councillor Rob Ford is working with tenants of a Dixon Road building that faces similar paid visitor parking.

"I'm fighting it," he said. "It hasn't gone through yet. I don't see how landlords can charge for visitor parking. It's strictly a cash grab."

Long-time renters at 236 Dixon

Rd. Denis Morin and his wife say that any parking issues their landlord has should be dealt with by the landlord and that tenants should not be burdened. Residents have been in talks with management for the past year.

"Bargaining for something we already have - we said to heck with this. We're going to stick to our guns," Morin said.

There is a bylaw in North York that prevents landlords from charging a fee for visitor parking that was implemented before amalgamation. The HPTA would like to pressure city politicians to enact a similar bylaw throughout Toronto.

"We're trying to harmonize it across the city," said Ford, "but there's been a backlash from other councillors. I'm trying to get it done, but I'm getting no straight answers."

Sambrano hopes public opinion is in the tenants' association's

favour.

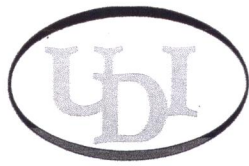
"We understand it will take a long time. As far as we're concerned this is just the beginning," he said.

The public meeting will take place at Loyola Arrupe Centre for Seniors, 1709 Bloor St. West at 7 p.m. July 30.

### Visitor Parking

- From 6 a.m. to 6 p.m. \$2 per hour to a \$6 maximum
- From 6 p.m. to 6 a.m. \$2 per hour to a \$4 maximum

The hourly parking charges are subject to change. The hours of operation are 24 hours a day, seven days a week. Kevin Sombrano had a friend of his stay with him last weekend. From Saturday at midnight until 8 a.m. the cost to park was \$8.



## Welcome to your new home.

Every home requires care and consideration in its use and upkeep if it is to provide an enjoyable living environment.

For our part, we will do everything we can to carry out our management responsibilities.

There are also many things you can do to assure that your tenancy will be a happy one. We hope you will read through this kit carefully, and then keep it where you can easily find it. It contains valuable information on how to enjoy your home with a minimum of problems.

# UDITIPS

**Tips for trouble-free living, specially prepared for residents of apartments and townhouses owned and operated by members of the Apartment Group of the Urban Development Institute.**

PRESENTED TO YOU BY



### **YOUR TENANCY AGREEMENT**

This is an important, two-way document, which explains your rights and obligations as a resident, and our rights and obligations as owners and managers of your building. It makes good sense to know and understand all of its provisions.

### **YOUR SUPERINTENDENT**

He's our official representative in your building, and it is his job to see that our responsibilities are fully carried out. If you have any questions or problems not covered in this kit you should contact him, or if your building does not have a resident superintendent, call our management office.

### **YOUR NEIGHBORS**

Enjoy your stereo and television, and entertain your friends by all means. But please remember that regardless of where you live, it is only reasonable to be thoughtful of your neighbors — as you would like them to be considerate of you.

### **PARKING YOUR CAR**

It's wise to leave nothing visible of value inside your car, and

always lock it. If your building has underground parking, make sure the entrance door is locked — it's there for your protection.

### **VISITORS' CARS**

When visitors arrive, check to see that they've left their cars in the proper location. It just takes one wrongly parked car to cause a chain reaction of problems for other residents, and it could cause an obstruction in emergencies. This is especially true if your building has no visitors' parking. And remember that the no parking rule for driveways is also for your own convenience and protection.

### **INSURANCE**

One of the best bargains you can buy is insurance for your furniture and personal belongings, since this is not covered by your building owner. Check with your insurance agent to make sure you are covered for: burglary, water damage, smoke or water damage from firemen's equipment, damage to other premises from a fire in your residence, and accidental injury to a visitor. Get a clear explanation of claim procedures and what you stand to receive. These things seldom happen, but you'll sleep better knowing you're covered.

# Red Cross-recommended emergency first-aid procedures

In all serious cases, immediately notify your doctor or hospital or call the EMERGENCY number.

FOR EMERGENCY CALLS IN METROPOLITAN TORONTO

**AMBULANCE, POLICE, FIRE DEPARTMENT** — dial EM. 1-1111 or dial "0" (zero) and say "This is an emergency", and the operator will attempt to connect you with the appropriate service.

**POISON CONTROL** — Hospital for Sick Children, 366-7242, Toronto East General Hospital, 461-8272.

**DISTRESS CENTER** — 366-1121.

**ANIMAL BITES** — Wash wound with soap under running water. Bandage with gauze. Have animal caught alive so it can be tested for rabies.

**ASPHYXIATION** (*from poisonous gases*) — Get patient to fresh air. Start mouth-to-mouth rescue breathing at once.

**BLEEDING** — Press hard with sterile compress directly over wound till bleeding stops.

**BURNS—MILD** (*skin unbroken—no blisters*) — Hold under cold running water or plunge into ice water till pain subsides. If pain persists, apply petroleum jelly or mild burn ointment. Bandage.

**BURNS—SEVERE** — Apply dry sterile compress. Do not break blisters or try to clean burn. Keep patient quiet and warm.

**CHOKING** (*foreign body in throat or windpipe*) — Do nothing momentarily. Give the cough reflex time to work. Backslapping or reaching into the mouth with a finger may force the object down into the windpipe. Cough spasms will usually expel the object. Only as a last resort — if choking continues and the patient becomes increasingly blue — then slap the back sharply between the shoulder blades. If breathing stops, start mouth-to-mouth rescue breathing.

**CONVULSIONS** — Place patient on his back, turn head to side, on a rug or bed, where he can't hurt himself. Loosen clothing. Raise and pull his lower jaw forward. If convulsions do not stop by themselves, sponge patient's head and neck with cool water.

**CUTS — MINOR** — Wash with soap under warm running water. Apply mild antiseptic and sterile compress.

**ELECTRIC SHOCK** — Turn off electric power, if possible. Do not touch patient till contact is broken. Pull him from contact using rope, wooden pole or loop of dry cloth. If breathing has stopped, start mouth-to-mouth rescue breathing.

## SECURITY

Your privacy and safety are important. If someone comes to your door to "check" something, you should check his identification or confirm with the building manager by phone before letting him in. A locking night-chain can be worthwhile — check with your manager for the type he recommends. Tell your manager if you see strangers loitering around your building.

## ELECTRICAL SYSTEMS

The wiring in your home meets Ontario Hydro safety standards and is adequate for normal appliances. Remember, however, that overloading will result in blown fuses. Before changing a fuse make sure the cause has been corrected. Fuses are safety-valves for your protection, so always replace them with new ones of the correct amperage, and never use pennies. A wise resident keeps extras handy.

If all of your power should ever fail, check if your neighbors still have power. If so, first find the cause, and then check the main fuses behind the pullout in your panel. If your neighbors don't have power either, call your superintendent or management office, or your local power company.

## ELECTRICAL APPLIANCES

When something won't work, before calling for service, check these: Is it firmly plugged in to the wall outlet? Have you blown a fuse?

If it's a stove element, see whether it was replaced properly after cleaning and check the automatic controls. If it's a dishwasher, make sure it's turned to the ON position, the door is firmly closed and the water supply valve is turned on. For clothes washers, check the controls, make certain both faucets are turned on and look for stopped-up or bent water hoses.

## CARING FOR YOUR APPLIANCES

Enamel surfaces may seem tough, but they should be cleaned with care. Smooth cloths and liquid detergents are best. Stove spills should be cleaned up quickly to avoid hardening. The best advice for ovens is to regularly use a good oven cleaner. And be careful of the temperature-sensing unit or you could

make it give false readings. Scouring pads are fine for stove heating elements, but they'll damage enamel surfaces, as will abrasive cleansers or sharp instruments. Same goes for the inside of your refrigerator. With the control turned off, warm (not hot) water with a little bicarbonate of soda will clean plastic parts well.

If your refrigerator needs defrosting, there are handy electric units available that properly used will do it very quickly. Even a pan of warm water will speed things up. But chipping with sharp instruments may end with a costly repair bill, and using a boiling kettle is courting disaster.

## ENTRANCEWAYS AND HALLWAYS

There are three good reasons to keep them clear of bikes, carriages and other large objects: you'll have more pride in your home; you'll avoid having things lost or stolen; and you'll be safer — that's why fire regulations prohibit blocking these areas.

## ELEVATORS

Stringent installation and servicing controls make elevators so safe today that we quite rightly take them for granted — except perhaps during rush periods, when they have to carry heavy traffic loads and some patience may be required. Should one ever malfunction with you in it, however, remember that you are still safe, but there are some things you can do to help. Check the Emergency Stop button — it may have been hit accidentally. Try the Door Open button — if you're at a floor this will work if the automatic system has failed. If there is a telephone, follow the instructions with it, or press the alarm button every minute or so until someone hears you. Then sit down and relax until help arrives.

## BALCONIES

With flower boxes and indoor-outdoor carpeting, a balcony can become a garden or almost an extra room in your home. For everyone's comfort, though, outdoor cooking cannot be allowed. In washing your balcony, we recommend special consideration for those below you.

Small children on balconies should always be accompanied by an adult.

**EYE (Chemicals)** — Hold eyelid open and wash repeatedly by pouring cupfuls of water directly into corner of eye, letting water run to other side, till chemical is thoroughly removed (approximately 15 minutes). Cover with sterile compress. Do not use eyedrops or other chemical, as that may increase extent of injury.

**EYE (foreign body)** — If object can be seen, touch it lightly with moistened corner of handkerchief. If object does not come out after a few attempts, or if it cannot be seen, wash eye repeatedly. Never rub the eye, as this may force the foreign body in deeper.

**FAINTING** — Lay the patient down with head turned to the side. Loosen clothing. Open windows. Wave smelling salts or aromatic spirits of ammonia under nose. After consciousness returns, keep patient resting quietly for the next 15 minutes.

**HEART ATTACK** — Keep patient comfortable and loosen his clothing. If he's carrying a drug for such an emergency, help him take it. If breathing stops, start mouth-to-mouth rescue breathing.

**NEAR-DROWNING** — Roll patient onto back and begin mouth-to-mouth rescue breathing. Keep it up till patient continues to breathe by himself or till help arrives — as long as two hours.

**NOSEBLEEDS** — Squeeze or press nose with handkerchief. Apply cold object (cloth wrung out in cold water, ice bag or bottle from refrigerator) to forehead, back of neck or upper

lip. Avoid blowing, as any movement of the nostrils helps keep up the bleeding.

**POISONS—SWALLOWED** — (*corrosive substance, such as petroleum products, lye, cleansers or bleach*) Administer antidote recommended on container or, if unknown, give water or milk of magnesia. (Do not induce vomiting.)

**POISONS—SWALLOWED (noncorrosive substance)** — Induce vomiting if patient is conscious. Make patient drink liquids. When vomiting begins, place patient face down with head lower than hips, which prevents vomitus from entering lungs.

**POISONS—INJECTED (snake bites)** — Make patient lie down as soon as possible. Keep him quiet and apply a constricting bandage on arm or leg above the bite. If a physician is not readily available, incision and suction to reduce amount of venom should be instituted. Apply an ice pack to the area of the bite.

**STINGS—INSECT** — Remove stinger, if possible, and apply baking-soda paste. Ice water or ice pack is important to reduce swelling and pain. In case of swelling of body or of collapse, consult physician immediately.

**UNCONSCIOUSNESS** — Place the patient on his stomach with his head turned to the side. Keep him warm. If patient stops breathing, start mouth-to-mouth rescue breathing. Never give an unconscious person food or liquids.

## HEATING AND AIR CONDITIONING

Forced-air vents and heating units can't operate properly if they're covered by your drapes or rugs, so keep them well clear. Lamps or appliances placed too near thermostats will also throw off your heating. So will doors or windows left open for too long. In winter, windows left open can cause radiators to freeze.

## LAUNDRY ROOM

The key to maintaining general areas like this is to leave them the way you'd like to find them. That means wiping up any spilled detergents and removing your laundry when it's finished so the next user won't have to wait — or remove it for you. Your service key will let you in, and instructions are posted for easy operation of the machines. Use them as if they were your own; and remember that breakdowns from overloading inconvenience everyone.

## STORAGE

No matter how securely your own locker or the storage area may be locked, you'd be well advised to check it from time to time, to leave nothing of great value there, and to take care that no flammable liquids are stored and that your things are well ventilated to avoid the possibility of fire. Raising your belongings off the floor with wooden blocks, covering with a tarp and an occasional vacuuming are recommended.

## FIREPLACES

For any townhouses that have them, special precautions will assure care-free use. Always make sure to open the damper beforehand, and close it afterwards to avoid drafts. A grate will save the base bricks, and a well-fitting screen will save spark damage. For starting, remember that gasoline and kerosene are explosives. So use paper or kindling.

## PETS

For everyone's convenience and comfort pets cannot be allowed in most buildings. Check with your superintendent.

## MOVING FURNITURE IN AND OUT

So others won't be inconvenienced by elevators being tied up, your manager or superintendent can help you pick an appropriate time — and he'll provide padding to protect the elevator and your furniture.

## SWIMMING POOLS, SAUNAS AND OTHER RECREATIONAL AREAS

They are for you to enjoy, but please follow the simple safety and sanitary rules that have been posted for everyone's protection.

## INCINERATORS

Just wrap your trash securely and dispose of it down the incinerator chute on your floor. Large items, bottles, aerosol cans and anything that could start a fire in the collected rubbish should be handled separately and not placed in the chute — if there aren't instructions for handling them posted by the chute, ask your manager or superintendent.

## TAKING CARE OF YOUR FLOORS

Use polishing-type waxes to protect wood floors and keep them attractive. Self-polishing waxes which contain water will damage them. For regular maintenance, "cleaning" waxes are preferable. For heavy cleaning use a brand-name stripper. Wipe up spills on any floor area as soon as possible. Furniture leg rests can save a lot of scuffing. Use special care when shifting furniture because refinishing can be expensive.

Self-polishing waxes are best for tiles, but wax build-up should be removed periodically with a good wax remover or it will eventually harm them. Use fine steel-wool pads and abrasive cleansers for rubber marks and stubborn stains, and then re-wax. Avoid strong cleaning agents or solvents. If you notice tiles lifting, notify your management office or superintendent.

## CARING FOR COUNTERTOPS

Like enamel surfaces, they need careful treatment. Remember that most liquids won't harm them, but bleaches left on will. So will hot pans or electric appliances, cigarettes, sharp instruments and abrasive cleaners — always use insulating pads and cutting boards.

## CLEANING CABINETS

Natural wood finishes need to be cleaned and polished with the same care you'd give any quality wood furniture. Enamel finishes require non-abrasive household cleaners. Laminated plastic can be cleaned with a soapy cloth.

## CLEANING CERAMIC TILES

Use warm water and detergent, or a brush and scouring powder to clean between them. A silicone sealer spray will keep them gleaming.

## KEEPING YOUR WALLS CLEAN

Your walls are washable, but marks from ballpoint pens, crayons and felt pens are almost impossible to wash off. It's a good idea to keep furniture about three inches away from walls to avoid marks. Check with your manager or superintendent on the best type of hanger to use for putting up pictures and other wall objects.

## WINDOW WISDOM

Your windows aren't necessarily leaking if you feel cool air near them. It could just be air currents caused by the cooling action. Any windows can collect condensation, too. It's merely a sign of humidity, and the best answer is to lower it by opening them, or by keeping the air moving with a fan, or if necessary by installing a room-dehumidifier. A silicone spray lubricant (not petroleum-based products) will fix sticking aluminum windows. If your sliding patio doors won't slide, check the track for foreign objects. For sticky wooden windows rub a candle in the track.

For the safety of small children, furniture and large objects that could facilitate climbing should be removed from beneath windows, and windows should be blocked from opening more than three inches.

## KEEPING YOUR PLUMBING WORKING

If you notice any signs of leaking, notify your superintendent immediately. Your system wasn't designed to handle things like "disposable" diapers or similar refuse — they cause many stoppages.

## FIRE SAFETY

Read these rules carefully — they could save your life!

### a) SOME FIRE PREVENTION RULES

*Never store more inflammable liquids than you need, keep them away from hot pipes and other inflammables like paper and rags, and don't smoke when you use them.*

*Never leave the stove when cooking with fats and oils.*

*Use care with matches and smoking materials, don't smoke in bed, and respect your heating and cooking equipment and all electrical appliances.*

*Nearly 30 percent of fire fatalities are small children. Never leave them alone, and keep matches and lighters out of their reach.*

### b) HOW TO CONTROL SMALL FIRES

*Water will stop many small fires but it will only spread a grease fire.*

*For a pan fire on your stove, put a lid on it and turn off the burner. For an oven fire, turn off the heat and close the door to stifle it. The oven will also kill a pan fire if there's no lid handy.*

*Baking soda will smother many small fires.*

*Be especially thorough extinguishing burning or smoldering cushions or upholstery.*

### c) FOR A FIRE THAT YOU CANNOT CONTROL

1. Call the fire department.
2. Get out and close your door behind you — people are more important than any belongings.
3. Sound the alarm in the corridor to alert the rest of the building — you should find out where it is and how to operate it beforehand.
4. Use the stairs to get down.

### d) IF YOUR CORRIDOR IS FILLED WITH SMOKE

1. Don't panic — it may not be a serious fire.
2. Close your door and call the fire department — if the fire is serious, you are still much safer in your suite with your door closed than trying to escape through smoke and fire.
3. Go to your balcony or an open window and signal your position to the firemen.
4. Wait to be rescued, or until you know for certain that the fire has been controlled.
5. Remember that your fire department has the expert rescuers and the equipment to do the job.

## CLEANING FANS

For efficient operation of vent fans, clean the blades and motor with a damp sudsy cloth. The stove fan filter could become a fire hazard if not cleaned regularly. It should be swished in soapy water, rinsed and drip-dried.

## VACATIONS

If you're going to be away for any extended period, protect your home while you're gone by taking these precautions:

1. Tell your superintendent when you will be back, and whom to contact in an emergency. If it's for a very long period, you might want to give him written permission to check your residence occasionally. It's also a good idea to tell someone on your floor that you'll be away.

2. Bring in balcony and patio furniture, and if necessary leave important plants with friends or neighbors.
3. Stop your mail, newspapers and all other deliveries.
4. Notify the police.
5. Leave your drapes and lights the way you normally do.
6. Turn your thermostat down a few degrees, but not off, lower the refrigerator setting and remove all perishables from it; and dispose of all garbage.
7. Close all windows tightly to avoid rain damage in summer, or frost damage to radiators in winter.
8. Make sure important bills (your car, insurance, rent, and other regular payments) are paid if you'll be away during the normal payment period.



**ATTACHMENT 3**

6A-1

GENERAL PROVISIONS  
FOR ALL ZONES**SECTION 6A PARKING AND LOADING REGULATIONS (By-law 32696)**

**6A(1)** No person shall use, or cause or permit the use of any land, building or structure or cause or permit a building or structure to be erected in any zone, except in accordance with the following provisions:

**6A(2) Parking Requirements**

(a) The owner or occupant of any lot, building or structure used or erected for any of the purposes set forth in this subsection, shall provide and maintain parking spaces on the lot, unless otherwise specified elsewhere in this By-law, in accordance with the following minimum requirements:

**USE****MINIMUM REQUIREMENT**

accessory office use:	subject to the minimum requirement for the main use.
adult entertainment parlour:	1 space per 28 m <sup>2</sup> of gross floor area.
agricultural use:	no minimum requirement.
apartment hotel:	1 space per 47 m <sup>2</sup> of bedroom floor area, plus the minimum requirement set out in this section for accessory uses such as a restaurant, banquet hall, club, fitness centre.
* apartment house dwelling:	1.5 spaces per dwelling unit of which .25 spaces per dwelling unit shall be for the use of visitors.
art gallery:	1 space per 28 m <sup>2</sup> of gross floor area.
artist studio:	1 space per 42 m <sup>2</sup> of gross floor area.
assembly plant:	1 space per 42 m <sup>2</sup> of gross floor area up to 2750 m <sup>2</sup> , then 1 space per 190 m <sup>2</sup> for the gross floor area exceeding 2750 m <sup>2</sup> .
automatic laundry shop:	1 space per 28 m <sup>2</sup> of gross floor area.
bandstand:	no minimum requirement.
bank:	1 space per 28 m <sup>2</sup> of gross floor area.
banquet hall:	(a) for a banquet hall that is less than 250 m <sup>2</sup> in gross floor area, 1 space per 9.8 m <sup>2</sup> of gross floor area;

January 31, 2001

**MONITORING OF VISITOR PARKING**



Photo 1

Consider the case of this red SUV who habitually parks in his/her regular spot daily. The photos were taken on successive days. Sometimes there are cars beside the SUV photo 3 and sometimes not so photo 4.



Photo 2

Photo 3 Note the commercial van here and in Photo 9

Photo 4



Photo 5 The cars linked is the same car

Photo 6 Same car again



Photo 7 Same red SUV parked in a different spot with a white car in the background. Photo 8.

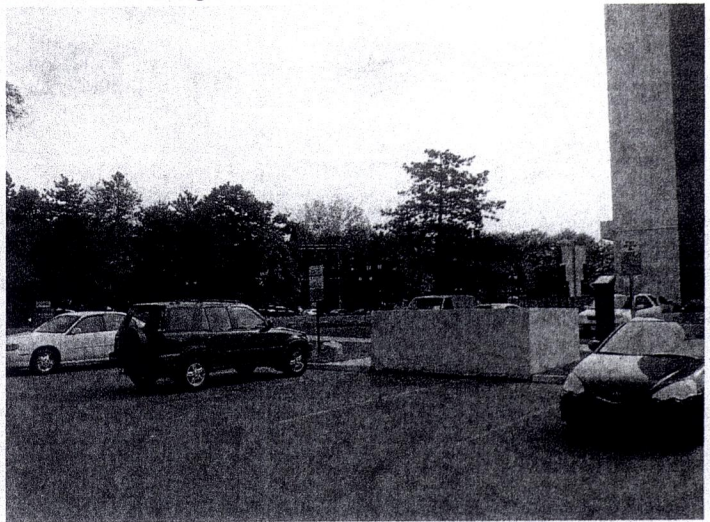
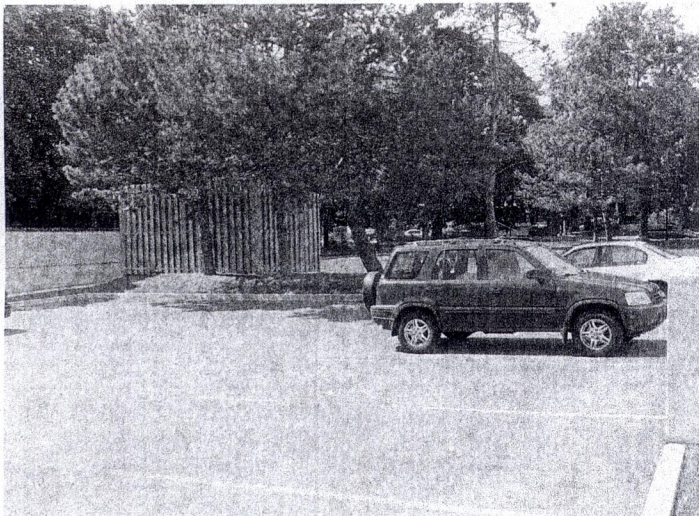


Photo 9 and Photo 10 show commercial vans parking for the day Photo 10

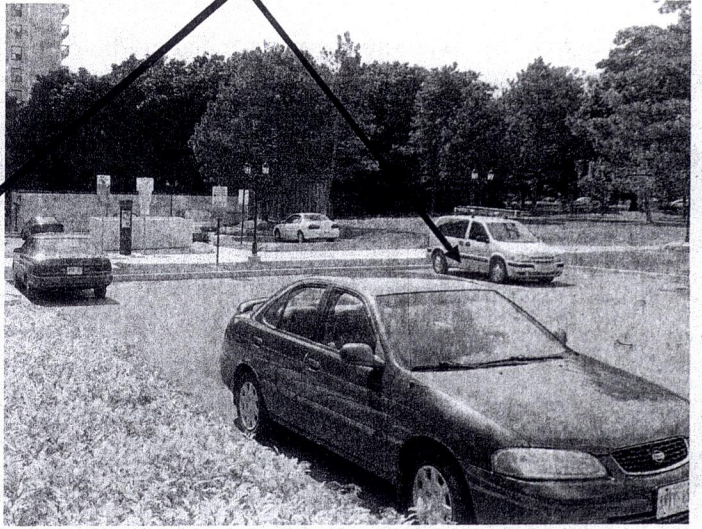


Photo 11 These cars are the same but in different spots different days.

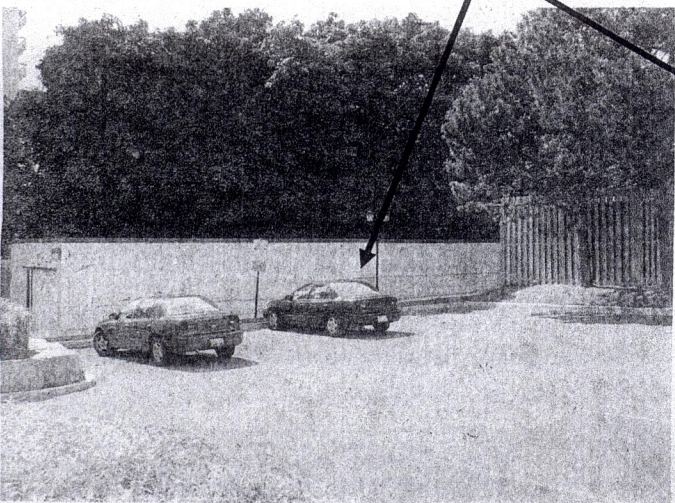
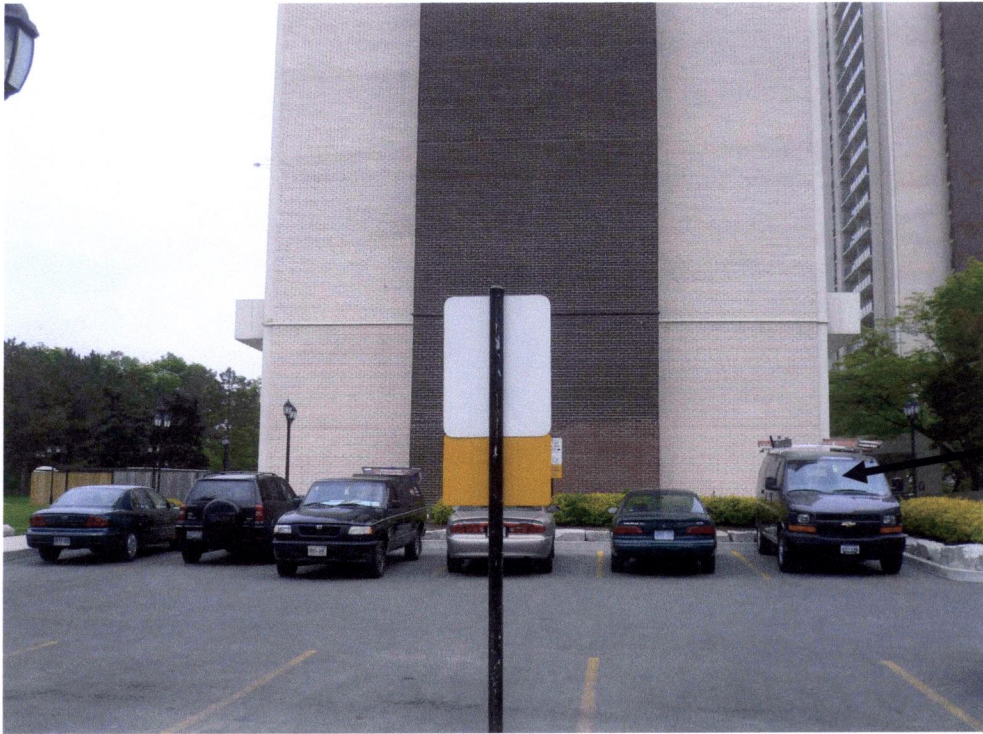


Photo 12 Another commercial green van on





This commercial van is now parked adjacent to other cars



The red SUV (photo 1) and the blue sedan (in photos 11 and 12) are habitual parkers  
On successive days.