

February 5, 2013

VIA FACSIMILE AND DELIVERY

Mayor Rob Ford and Members of Council
 Toronto City Hall
 2nd Floor
 100 Queen Street West
 Toronto, ON M5H 2N2

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 File No. T983526

2013-563
 RECEIVED

Dear Mayor Ford and Members of Council:

**Re: City-Wide Zoning By-law Project Zoning Report
 Various Properties**

FEB 06 2013
 CITY OF TORONTO
 CITY CLERK

We are solicitors for the owners of the following properties, whose names are cited opposite to the addresses:

ADDRESS	NAME OF OWNER
3636 Bathurst Street	3636 Bathurst Street Limited
14, 16 & 20 Carluke Crescent	14 16, 20 Carluke Crescent Limited
3000 Dufferin Street	3000 Dufferin Street Limited and Finch-Main Plaza Limited
9-27 Bergamot Avenue	Rexlington Heights Limited
1855 Jane Street	1855 Jane Street Limited
7, 9, 11 Crescent Place	7-9-11 Crescent Place Limited
6040 Bathurst Street and 5 Fisherville Road	Fisherville & Bathurst Limited

On October 12, 2012, the Planning and Growth Management Committee directed that the Draft Zoning By-Law be amended to delete the previous draft of the City-wide zoning by-law's prohibition against paid visitor parking in multi-unit residential apartment buildings.

The Draft Zoning By-law dated November 8, 2012 has, in fact, deleted the prohibition against paid visitor parking spaces. Our client is supportive of this amendment and owner's ability to charge a fee for visitor parking spaces. The ability to charge a fee for visitor parking spaces is supportive of policies in the City's Official Plan, including those found in Policy 2.4.3, which encourages

reduction of automobile dependency and Policy 2.4.8 dealing with transit encouragement. The ability to charge a fee for visitor parking effectively encourages public transit use and walking by visitors. Eliminating this incentive to transit use and walking would be unfortunate. Creating an economic incentive to not drive if visiting an apartment complex reduces automobile dependency, in addition to having environmental benefits and utilizes the existing transit infrastructure in place in many of these locations, which have been built to integrate with both public transit stations and routes.

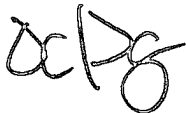
Furthermore, charging a fee for visitor parking discourages residents of those buildings from owning or acquiring additional vehicles and parking them for free in those visitor parking spaces. It helps ensure that visitor parking spaces are actually available for use by visitors. The practice ensures that there are mechanisms to prevent visitor parking spaces sites near public transit or other popular public destinations from being used as free transit or destination parking by those who are not coming to the residential apartment building.

Please consider this letter to be a written communication within the meaning of section 34(19)(2) of the *Planning Act*. We urge Council to adopt the by-law without a restriction on paid visitor parking.

If you require any further information, please contact me.

Yours very truly,

GOWLING LAFLEUR HENDERSON LLP



David C.K. Tang

DCT:gvd

cc: Yoram Birenzweig

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