



Planning and Housing Committee
c/o City Clerk
By email: phc@toronto.ca

January 17, 2021

Dear Committee Members:

Re: PH 20.4 Proposed Review of Parking Requirements for New Developments

Dear Committee Members;

We are writing in support of the above proposed review of parking requirements for new developments and request that the Committee adopt the following motion in bold in order to include parking requirements for service providers over the various life stages of the building.

In particular we request that in addition to the development community the end users and suppliers of services be included in the consultation process. Therefore; **we request that the Staff recommendation be amended to request the inclusion of such persons or entities as Property Managers, Reserve Fund Consultants and others who are knowledgeable in the parking needs of the service providers to the building over the life of the building.**

We attach an example of a building maintenance schedule to illustrate the needs of service providers to access parking within a building. Added to this regular parking, over time the needs of the repairs and replacements of building as contemplated by the thirty-year Reserve Fund Plan add pressure to the parking facilities provided by the building. Also, as a building ages, the repairs and renovations to units within the building add to that demand. Currently; this parking is provided by the shrinking availability of "guest parking". Hopefully through this consultation process, another category of parking can be identified as "service provider parking" to acknowledge and address their ongoing needs.

We believe this is a unique opportunity to access the end users who are reluctant and, in most cases, refuse to comment on these issues on a specific development.

In conclusion, this review is necessary and timely. From our experience, it is not only the construction costs of parking that is very expensive, so is the ongoing maintenance of parking garages. We suspect, in consultation with the service providers you will find that when parking is separately deeded with maintenance fees attached to each parking spot, those fees do not cover the actual maintenance costs. Those additional maintenance costs are then borne by all owners as indicated in the report.

Respectfully submitted;
Linda A Brett, President BENA
On Behalf of BENA
CC Committee Members
Councillor Layton, Ward 11 Councillor
Bcc BENA Executive
Attachment

Common Residential Hi-Rise Servicing Requirements that may require short term Parking and/or Access to a Service Elevator

Frequency	Item	Comments
D M-F	Mail Delivery Van	Possible Mon to Friday deliveries
P	Waste Stack Cleaning	Required periodically; Management Discretion
P	Roof Anchor Inspection	TSSA specifies requirements
SA	Full load Generator Test	Code requirement
A	Thermo graphic Scan of Electrical Wiring	Discretionary - advisable
P	Window Washing	Discretionary - likely twice or three times per year
P	HVAC Maintenance	Per agreement and TSSA requirements
P	Pest Control	Per agreements
P	Pool Maintenance	Per agreements
P	Fitness Equipment Maintenance	Per agreements
M	Elevator Maintenance Contract	Monthly or per TSSA requirement
P	Elevator Cab and Common Element Maintenance	Per agreements
M	Fire Protection - Monthly Fire System Inspection	Code requirement
A	Fire Protection - Annual Fire System Inspection (Full inspection including in suite)	Code requirement
P	Common Element Carpet Cleaning	Per agreements
P	Fire equipment Inspections	Code requirement
5 Y	Hydrostatic Testing of Fire Hoses	Every 5 years per code
P	Access Control and Security Features (Cameras) Inspections	Per agreements
P	Mechanical Contracts other than HVAC	Per TSSA requirements and agreements
P	Bi-sorter Maintenance and Repairs	Per agreements
P	Compactor, Garbage room and garbage bin Cleaning	Per agreements
U	TSSA Inspectors	May inspect at anytime without notice
P	Other Items required by TSSA and/or Ministry of Labour	Requirements are issued; compliance required
P	Plumbing Repairs (both building and residential units)	As required
P	Local Garage repairs	As required
P	Repairs per inspections included above	As required per inspection reports
I	Building Envelope Repairs/ Maint (Can take a significant amount of time)	Required as the building ages
P	Resident Renovations	As required
P	Resident Move In/Out	As required

- Legend**
- D = daily
 - M = monthly
 - SA = semi annually
 - A = Annual
 - P = periodically
 - U = unknown
 - I = infrequently
 - 5Y = every 5 years