

January 18, 2021

Planning and Housing Committee
Nancy Martins
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2



Sent electronically.

Re: Motion PH20.4 Proposed Review of Parking Requirements for New Developments

The Residential Construction Council of Ontario (RESCON) is writing in support of the motion to review parking requirements for new developments, which will be brought forward to the Planning and Housing Committee on January 19th. Given changing trends in car ownership, vehicle usage, rideshare options and more recently, remote work amongst Torontonians, the City's focus on parking requirements is necessary and appreciated.

Moving from minimum parking requirements would have numerous benefits to the City as well as RESCON members. The 2019 Residential and Civil Construction Alliance of Ontario (RCCAO) report, ["How Parking Regulations Need to Evolve for High-Rise Buildings"](#), found that high-density, urban areas, such as Toronto, have seen a shift in mobility patterns, in part due to greater access to public transportation and close walking proximity to everyday essentials like grocery stores and medical offices.

The report also highlighted that:

- The cost of constructing below-grade parking in residential condominiums and apartments has increased rapidly over the last decade, often costing between \$80,000-\$100,000 per parking space in downtown Toronto;
 - These costs are passed onto unit owners and negatively affect housing affordability.
- Constructing underground parking adds to the already lengthy and complex construction process for high-rise buildings.
- Deep multi-level underground parking structures necessitated by minimum parking requirements incur groundwater challenges which can burden aging sewer infrastructure.
- Considerations for above-grade parking options would allow parking in buildings to be repurposed for other potential future uses.

Further, updating parking requirements would contribute to the modernization of planning and development standards to better reflect current approved building trends. More specifically, as reported in PH20.4, titled "Proposed Review of Parking Requirements for New Development", "Over 81% (326 of 398) of the mixed-use projects received a planning approval with less parking than the ZBL 569-2013 minimums", indicating a clear tendency towards less parking over more.

The motion provides a timely opportunity for the City to take a better look at parking standards and how they can address the current needs of Torontonians. RESCON looks forward to continuing dialogue with City staff on this issue.

Regards,



Richard Lyall
President

Copy to:

Chris Murray, City Manager
Tracey Cook, Deputy City Manager
Gregg Lintern, Chief Planner & Executive Director
Barbara Gray, General Manager, Transportation Services
Matt Keliher, General Manager, Solid Waste Management Services
James Perttula, Director, Transit and Transportation Planning
Lou Di Gironimo, General Manager, Toronto Water
Joanne Di Caro, Manager, Environmental Monitoring & Protection, Toronto Water

