



November 22nd, 2021

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

Sent electronically to phc@toronto.ca

RE: PH29.3 Recommended Parking Requirements for New Development

Stafford Homes Ltd is writing in support of the proposal to remove parking minimums city wide for new developments, which will be brought forward to the Planning and Housing Committee on November 25th.

Given changing trends in car ownership, vehicle usage, rideshare options, growing transit networks, increased cycling infrastructure and more recently, remote work amongst Torontonians, the City's move to parking maximums from parking minimums is welcomed and supported by declining parking demands in new residential buildings.

We believe that enlarging parking policy areas reflects growth of developments across the City and reducing the number of parking policy areas would simplify and accelerate the development application process, which in turn would result in housing being built at a faster rate. The consequences of building too much underground parking are multifold: unnecessarily increasing construction costs, prolonging construction schedules, burdening City sewer infrastructure with groundwater, as well as generating vast quantities of soil that must be excavated, transported and disposed of.

RESCON, which we work closely with, has been involved in consultations and meetings with City Planning since the start of the year and we support RESCON's efforts to transition to parking maximums. Please refer to RESCON's submission to the Planning and Housing Committee. We echo points made in their letter that justify moving from parking minimums to maximums.

Stafford Homes Ltd encourages the Planning and Housing Committee to adopt the full proposal.

Thank you,

A handwritten signature in black ink, appearing to read "Adam DaSilva".

Adam DaSilva
Executive Vice President



Copy to:

Chris Murray, City Manager

Tracey Cook, Deputy City Manager

Gregg Lintern, Chief Planner & Executive Director

Barbara Gray, General Manager, Transportation Services

James Perttula, Director, Transit and Transportation Planning

Michael Hain, Manager, Transportation Planning Policy and Analysis

Lou Di Gironimo, General Manager, Toronto Water

Councillor Ana Bailão, Chair, Planning and Housing Committee