

November 24, 2021

VIA E-MAIL

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

RE: ITEM PH29.3 RECOMMENDED PARKING REQUIREMENTS
FOR NEW DEVELOPMENT

Dear Ms. Martins:

As a leader in the building and development industry in Canada for high rise condominium residences, Tridel's over 80 years of experience provides tremendous insight and expertise when assessing the needs of its clients while balancing City building objectives. While the determination of parking supply for each project varies depending on its location, transit accessibility, unit size, and customer preferences, Tridel's over 20 new communities currently under development in the Toronto area help inform this decision. We balance the high cost of construction of parking while requiring minimum parking in order to market units and ensure compatibility with established communities. It is in our collective interest to make sure we get it right.

While we applaud staff recognizing the importance of eliminating minimum parking requirements, it must also be recognized that flexibility is also paramount given the varied nature of each project. Tridel's current pipeline of development include projects which cater to end users who require a higher parking standard than other projects located in a downtown setting requiring minimal parking. We trust City staff will balance the objective of minimizing parking with ensuring an adequate parking supply for projects and look forward to our continued collaboration in building green communities across the City.

Tridel supports the planning staff recommendations contained in the report PH29.3 dated November 10, 2021. The recommendations will help support and encourage the move towards environmentally sustainable design which is a key company focus of Tridel.

Sincerely,

TRIDEL BUILDERS INC.



Michael Mestyan
Vice President
Development Planning