

Nancy Martins, Planning and Housing Committee Secretariat

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Wednesday November 24, 2021.

PH29.3 Recommended Parking Requirements for New Development

Dear Planning and Housing Committee Members,

The Atmospheric Fund (TAF) strongly supports the adoption of the Recommended Parking Requirements for New Development. The updated recommendations will not only support the City of Toronto's efforts to achieve its net-zero emissions targets, but will also encourage healthy modes of active transportation and support the growing need for access to electric vehicle charging.

We commend the City on its plan to reduce parking minimums and impose parking maximums, an important policy tool for reducing greenhouse gas emissions in Toronto. We strongly agree with the report's statement that "limiting the supply of automobile parking and increasing the supply of bicycle parking will encourage transportation alternatives to automobiles and support the City's policies related to reducing automobile dependence and greenhouse gas emissions". Additionally, we wish to note that reducing or eliminating parking minimums will substantially reduce both the construction costs and embodied carbon emissions associated with new construction. Underground parking can account for as much as a third of the embodied carbon in new buildings, while adding over \$50K in construction costs per parking spot.

We support the report's recommended policy shift towards discouraging automobile travel and promoting more incentives for people to choose fuel-alternative modes of transportation, such as electric vehicles and cycling. In particular, we support **Amendment 17**, which requires increased electric vehicle charging infrastructure. Charging infrastructure enables more residents to drive electric vehicles and encourages broader EV adoption. Requiring all residential parking spots to be EV ready will also save money for home and building owners. **TAF-funded research** has shown that retrofitting parking spots to enable EV charging is three to four times

more expensive than building it in at time of construction. This amendment also responds to the Council direction [from July](#) to review opportunities to strengthen EV charging requirements in the Toronto Green Standard.

TAF also supports **the recommendations to increase bicycle parking spaces**. These measures will help promote cycling in the City, resulting in reduced greenhouse gas emissions and improved resident health.

We strongly encourage you to pass the recommendations in this report, as they will reduce carbon emissions, encourage healthier modes of transportation, and reduce the cost of new housing supply.

Sincerely,

Bryan Purcell
VP, Policy and Programs

About the Atmospheric Fund

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions for the Greater Toronto and Hamilton Area (GTHA) and helps scale them up for broad implementation. Please note that the views expressed in this submission do not necessarily represent those of the City of Toronto or other GTHA stakeholders. We are experienced leaders and collaborate with stakeholders in the private, public and non-profit sectors who have ideas and opportunities for reducing carbon emissions. Supported by endowment funds, we advance the most promising concepts by investing, providing grants, influencing policies and running programs. We're particularly interested in ideas that offer benefits in addition to carbon reduction such as improving people's health, creating local jobs, boosting urban resiliency, and contributing to a fair society.