



Good morning, Chair and Members of the Committee.

My name is Linda Brett and I am President of the Bloor Street East Neighbourhood Association. Thank you for providing me with the opportunity to speak to you today on this very important topic. The Agenda item before you speaks to the wellbeing of our Condo sector as well as the residents that live in them.

My request is to expand this motion to include all of Toronto and take in account the needs of buildings and its residents as they both age. These are separate concepts which should be considered more closely.

Building Needs for Visitor Parking (usually invisible to residents and you)

We have developed a listing for you of some of the needs of a simple Condo that has no commercial or other shared uses. The trades that service our towers need to be able to park their vehicles near the building to access the tools of their trade. Transporting these by other means is not an option. We also have other service providers such as Property Manager, Security which may necessitate use of guest parking daily as they cannot afford to live near the building with their living options have limited public transportation options. If the building cannot accommodate the parking for these needs prices will include the cost of commercial parking. This is an added cost for all the owners of the units.

On-site parking also provides protection from theft and vandalism. Added costs of protection measures or actual incidents are passed on to all consumers.

When does visitor parking become overloaded? Visualize a service provider say plumber, add a major project by the building and a unit or multiple units renovating their owned units all at the same time. Where do they all go?

As a building ages, the demand for trades increases as do supplies and tools. If we continue this path, the permits for the use of the public realm for retrofits, repairs and maintenance will simply replace those of new construction. Not a pretty visualization.

Needs of the People Living in the Building

Some of the additional issues that arise as we age in place should be considered and are not readily apparent. Developers are driven to drive down building costs which you hope will be passed on to the purchaser but do not address social or other long-term issues.

From the Condos in my area and other older purpose build rental buildings, this target market does not stay at 35 years of age. What kind of needs should also be considered?

- **Aging in place** – caregivers, doctors, nurses etc. These can be soft issues that are not addressed through wheelchair parking etc. Having my Husband at home for Palliatives Care made me acutely aware of some of these needs. These needs are going to increase as our population ages and the choices for care out of our homes become less available – wait times now for long term care can be a year or more and likely to increase – where do they go and how do they get cared for?
- **Address social isolation** – if we do not have easy access for our relatives and friends they will not come to see us especially if they have no affordable parking options. This was very much a

topic of discussion during our Working Groups on some of the projects close to and in St Jamestown.

- Need for a Condominium Board to address requests for its **duty to accommodate persons with disabilities** – eg If you have seven parking spaces and you get an application from a resident to be supplied with a dedicated parking space to meet their disability needs is the Condo required to provide one of these scarce spaces?

Finally, the Transportation survey of the parking report of a Development Application reviews available parking in the area. I have found that this review often lists private parking lots that are either approved for development, under application or are target sites for development. They also include TPA lots to which the City may be looking at for conversion to housing. I would request that the development pressures should be considered in this review.

This just scratches the surface of the affordability and other issues that face my industry – the current condominium sector, which I hope the City will take a more serious look at in the future. Thank you.

**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
Biannual	Smoke Control Testing	Fire Code - new 2022
Legend	D = daily M = monthly SA = semi annually A = Annual P = periodically U = unknown I = infrequently 5Y = every 5 years	