



January 22, 2025

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

**RE: PH18.3 Recommended Parking Requirements for New Development - Accessible, Bicycle, Visitor**

Dear Chair, Councillor Gord Perks, and Members of Planning and Housing Committee

FoNTRA's comments focus specifically on the issues re **visitor parking requirements** for residential buildings, as these spaces are important for a range of needs from family visitors, to service visits, to caregivers, to building upkeep. The reduced residential parking requirements give less flexibility in the use of the spaces available. Residential buildings are being built without any parking. Nearby street and garage parking may not be options.

The report states that "Through public consultation staff became aware of the barrier that visitor parking represents to achieving the objectives of the Housing Action Plan. The current visitor parking requirements for apartment buildings and mixed use buildings is two (2) spaces plus additional spaces based on a rate per dwelling unit, which varies depending on the location of the development. The fixed requirement for two (2) visitor spaces, and associated drive aisle, has the effect of discouraging small-scale development."

Also, the report states that: "the decline in visitor parking is worth exploring further as it plays a role in basic building maintenance functions, can support social inclusion for people and other important functions. Staff will enhance the monitoring program to more fully consider the supply of and demand for visitor parking, and to work across divisions to identify ways to increase the availability of parking for visitors throughout the city, where appropriate."

FoNTRA therefore recommends

- **that staff be requested to report back (in an appropriate time frame) to better address the requirements for visitor parking for different types and sizes of buildings and that residents of affected buildings be consulted in the development of the recommendations.**

Respectfully submitted,

Yours truly,

Geoff Kettel  
Co-Chair, FoNTRA

Cathie Macdonald  
Co-Chair, FoNTRA

c.c. Jason Thorne, Chief Planner and Executive Director, City Planning Division  
James Perttula, Director, Transportation Planning, City Planning,  
Kyle Knoeck, Director, Zoning and Secretary-Treasurer Committee of  
Adjustment, City Planning,  
Michael Hain, Program Manager, Transportation Planning, City Planning,  
Linda Brett, Bloor East Neighbours Assn.

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.