



January 21, 2026

Councillor Gord Perks and Members  
Planning and Housing Committee  
City of Toronto  
Attention: Nancy Martins

**Re: Item PH 27.8 – Visitor Parking Requirements**

This is to advise regarding our support of the staff recommendation that City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Development Review, to review potential amendments to the definition of and requirements for loading spaces in Zoning By-law 569-2013. We agree that the City needs to find ways of making visitor parking and drop-off spaces more available in new developments.

We understand the motivation underlying the Province's veto of parking requirements for new developments adjacent to MTSAs. Reducing housing costs is an important objective, which we also strongly support. But it is also important to be realistic. As the staff report notes, 40 percent of apartment dwellers in Toronto own cars, and car owners need somewhere to store them. We assume that this percentage is significantly lower among residents who live adjacent to major transit stops, but the percentage is not zero. Stating simply that car owners can find other parking spaces close by is more myth-making than realism. Bike lanes mean less on-street parking spaces. Reallocating City-owned parking lots to be sites for social housing removes nearby parking spaces. Selling privately owned parking lots to developers removes still more.

We submit that the needs of elderly and handicapped residents are not being given sufficient attention by developers or by City staff in review of development applications. Accessible visitor parking and onsite drop-off areas are essential for many older residents. There is a need for parking for deliveries as well as for service and maintenance workers who need cars to bring equipment or tools.

There is also a need to be concerned about the effect on road capacity. Especially on roads near MTSAs, traffic is already above their effective capacity. Insufficient visitor parking and drop-off spaces means cars stopping on roads for pickups and deliveries.

We strongly recommend a rethinking of the requirements for new developments.

Yours truly,

Geoff Kettel,

Co-Chair

c.c. Jason Thorne, Chief Planner and Executive Director, City Planning

Valesa Faria, Executive Director, Development Review

James Perttula, Director, Transportation Planning, City Planning

Michelle Drylie, Director, Development Process & Performance, Development & Growth, Development Review

Michael Hain, Program Manager, Transportation Planning, City Planning