

# SAHRA



South Armour Heights Residents' Association

Website - [sahratoronto.com](http://sahratoronto.com)  
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April 27, 2016

Councillor C. Carmichael Greb  
[Councillor\\_carmichaelgreb@toronto.ca](mailto:Councillor_carmichaelgreb@toronto.ca)

Planning and Growth Management Committee, City of Toronto  
Nancy Martins  
[pgmc@toronto.ca](mailto:pgmc@toronto.ca)

## **Request for designating Payment-in-Lieu of Parking monies**

The South Armour Heights Residents' Association ("SAHRA") is an incorporated non-profit association founded in 1988 that represents 850 households in the area from the 401 down to Brooke/Yonge Blvd over to Avenue Road.

Recently we had the need to review the City policy for Payment-in-Lieu of Parking. The ruling document appears to be the 'Harmonization of the Fee Schedules for Payment-in-Lieu of Parking' document dated June 14, 2004 (also attached).

In that document, it states "Consistent with current practice, all payments received by the municipality shall continue to be placed in a Parking Reserve Fund administered by the Toronto Parking Authority exclusively for the acquisition, development and improvement of municipal parking facilities. The Parking Reserve Fund is to be used in areas of the City where, in the opinion of the Toronto Parking Authority, the use is most appropriate and cost effective."

Ward 16 is suffering from a shortage of parking spaces to meet the demand along our main arterial roadways (Eglinton/Bathurst/Wilson/Yonge/Lawrence and Avenue Road). The City's Official Plan calls for a significant portion of future growth along the Avenues. Accordingly we must find parking solutions to deal with this growth. The collection of Payment-in-Lieu of Parking is a source of funding for these solutions but we need the secured monies to be designated to Ward 16 to be spent on parking solutions in the area associated with the source of the funds.

The Avenue Road Avenue Study (2009) reported that there could be a future shortage of short-term parking in the area as development progressed for the larger possible development sites. Now the small sites are being redeveloped with significant increased densification and thus increased parking needs. No changes/improvements for parking have occurred since 2009. So now with the 'large' and 'small' additional development on Avenue Road between Lawrence up to Wilson, there are ever increasing demands for parking. The cumulative effect is going to cause major parking problems in the next two years unless we can implement parking solutions.

SAHRA has reviewed this issue with other Ward 16 Residents' Associations as this is a Ward 16 request as well as a specific request regarding Avenue Road (between Lawrence to Wilson).

1500 Avenue Road, PO Box 1373, Toronto, Ontario M5M 0A1

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At the January 20, 2016 Community Meeting regarding 1912-1914 Avenue Road, in response to the great concern expressed by the store owners and residents, you committed that you would submit a Motion to request that the monies collected on Upper Avenue (Lawrence to Wilson) be designated to be used for parking solutions within that area and that the City would undertake reviews to define and then implement parking solutions for Avenue Road.

We would now ask that the 'designation' be expanded to include all Payment-in-Lieu of Parking assessments within Ward 16.

By this letter, on behalf of Ward 16 Residents' Associations, SAHRA is officially requesting the following:

- Councillor Carmichael Greb submits a Motion to the Planning and Growth Management Committee in June, 2016 requesting that all funds secured since Jan 1, 2015 from Payment-in-Lieu of Parking assessments within Ward 16 boundaries be specifically designated to support the implementation of parking solutions within Ward 16 boundaries and more specifically, be directed to be used in the area adjacent to the source of the funding, involving the local Residents' Association(s).
- Councillor Carmichael Greb submits a Motion to the Planning and Growth Management Committee in June, 2016 requesting that all funds secured since Jan 1, 2015 from Payment-in-Lieu of Parking assessments from developments on Avenue Road between Lawrence to Wilson be specifically designated to support the implementation of parking solutions within that section of Avenue Road, involving the local Residents' Association(s).

We would appreciate receiving a response from the Councillor to our request.

Yours truly

Sheila Dunlop, Secretary

Email: Ron Johnson, Bob Williams, Jim Sadler (SAHRA)  
Geoff Kettel, Cathie MacDonald (FoNTRA)  
Arlena Hebert, Linda McCarthy, Susan Michalik, Jim Baker, Andy Stephenson, Harold Smith,  
Ann Kerwin, Thomas Cohen, Ann King, Marie Desilet, Elise Hertz  
(Ward 16 Residents' Associations)  
France Rochette, Mary Carrier, Nick Angelucci, Debra Satok (OOGRA)  
William Roberts, Terry Mills  
G. T. Ronan, William Dolan, James LeNoury, Heather Crawford, J. Ballard, Sandy Gladstone,  
Larissa Stefaruk, G. Langdon, G. Lee, Andy Baise, B. Messier, John Ilkiw, Cassie Black