

# SAHRA



South Armour Heights Residents' Association

Website - [sahratoronto.com](http://sahratoronto.com)  
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March 10, 2016

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

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

## **Request for review and updating of the June 14, 2004 'Harmonization of the Fee Schedules for Payment-in-Lieu of Parking (All Wards)**

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, the Fee Schedule was set to be used by all Wards based on a Category 1, 2 or 3 definition (Page 5). For example, Category 2 and 3 set a fee of \$5,000 for 'the current estimated construction cost of a parking space in a typical above-grade garage or a typical underground garage'.

This fee schedule was defined in **2004**. Although Recommendation (4) states "the fee structure for payment-in-lieu of parking be reviewed **every four years** in order to reflect up-to-date costs for the provisions of parking", we cannot find any record of such a review being done/implemented.

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 would be a source of funding for these solutions. Therefore, the City needs to define the appropriate current fee structure and ensure collection of the monies when the property is unable to provide the required parking spaces.

SAHRA has reviewed this issue with other Ward 16 Residents' Associations, the Federation of North Toronto Residents' Associations (FoNTRA) and the Confederation of Resident and Ratepayer Associations in Toronto (CORRA) as this is a City-wide request.

By this letter, SAHRA is officially requesting the following:

- Councillor Carmichael Greb submits a Motion to the Planning and Growth Management Committee directing the appropriate City departments to review the current legislation controlling Payment-in-Lieu of Parking to provide a Report including recommendations for updates in Q4 2016 to the Planning and Growth Management Committee for presentation to City Council.

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- The review and Report should consider the feasibility of introducing a formula for increasing the fees from year to year within the legislation to keep up with increasing costs, without having to revisit the legislation each year.

We would appreciate receiving a response from the Councillor and the Planning and Growth Management Committee to our request.

Yours truly

Sheila Dunlop, Secretary

Email: Ron Johnson, Heather Crawford, Bob Williams, Jim Sadler (SAHRA)  
Geoff Kettel, Cathie MacDonald (FoNTRA)  
Eileen Denny, William Roberts (CORRA)  
Arlena Hebert, Linda McCarthy, Susan Michalik, Jim Baker, Andy Stephenson, Harold Smith,  
Ann Kerwin, Thomas Cohen, Ann King (Ward 16 Residents' Associations)  
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