

November 25, 2013

Chairman and Members, Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Chair and Members:

Re: Item 42, COW, November 26, 2013
Proposed Amendments to Vaughan Zoning By-law Parking Standards

We are writing on behalf of 1834371 Ontario Inc., the owners of the property located at 180 & 190 Maplecrete and 2591 Highway 7. We have just reviewed the draft zoning by-law for the revised parking standards to be implemented in the VMC. While we do support a shared parking formula for mixed use developments, it is our opinion, based on our experience, that there should be a maximum parking of 2.5 spaces per 100 square metres in the formula for non-residential uses regardless of whether it is a retail, office or restaurant uses. We believe that the formula put forward in the draft by-law is too high. If it is the city's intention to get residents motivated to take public transit, then providing too much parking runs contrary to that vision.

With respect to the new bicycle parking requirements, we have done extensive surveys over the last few years with respect to this issue. From experience, we have found that a formula requiring 0.12 spaces/unit initially to a maximum of .25 spaces per unit and .05 spaces for visitors is the correct mix.

Vaughan's proposed parking rates are based on the City of Toronto model. These bicycle parking rates are new to Vaughan, which is not built out as yet. It is our opinion that until the City is built out, 75% of the bicycle requirements should be deferred until build out takes place. To use the City of Toronto's model at this time does not make sense. Toronto is a built up Metropolis. It could take 50 years for Vaughan's VMC to be comparable to the City of Toronto.

In the event that in the future, additional bicycle parking spaces are required, they can be provided at that time simply by increasing the number of racks in the enclosed bicycle rooms and at grade. This is not difficult to do. As well, as demand increases for bikes it should decrease for cars, which in turn frees up parking spaces for bike parking. One parking space will accommodate 10 bikes. Therefore, there is really no risk in deferring the excessive requirements. To impose the proposed formula on current developments and have hundreds of bicycle racks empty does not make any sense whatsoever.

We would request the Committee to reconsider the parking and bicycle requirements before you today to take into consideration our comments. We would be pleased to meet with staff to discuss this in further detail.

Yours truly,

A handwritten signature in black ink, appearing to read "Leslie Phillips". The signature is fluid and cursive, with the first name "Leslie" written in a larger, more prominent script than the last name "Phillips".

Leslie Phillips