



RESIDENTIAL AND
CIVIL
CONSTRUCTION
ALLIANCE OF
ONTARIO

Constructing Ontario's Future

For immediate release: December 16, 2021

RCCAO applauds Toronto for removing minimum parking requirements

Vaughan, Ont. – The Residential and Civil Construction Alliance of Ontario (RCCAO) welcomes the City of Toronto's adoption of Zoning Bylaw Amendments that will remove most requirements for new developments to provide a minimum number of parking spaces.

"This is great news, and we commend the City for undertaking this review and being responsive to the changing transportation modes in urban environments," said Nadia Todorova, Executive Director of the RCCAO.

"Removing minimum parking requirements will prevent too much underground parking from being built, which has a multitude of consequences, including unnecessarily increasing construction costs, overloading stormwater and sewer infrastructure systems, and generating vast quantities of soil that must be transported and disposed of."

In 2019, RCCAO commissioned a report, entitled "[How Parking Regulations Need to Evolve for High-Rise Buildings.](#)" The report found that there is a clear mobility shift in many urban areas owing to a wider array of mobility options. Further, the report found that:

- The cost of constructing below-grade parking has increased rapidly over the last decade, often between \$80,000-\$100,000 per parking space in downtown Toronto;
- These costs are passed onto unit owners, negatively impacting housing affordability;
- Constructing underground parking adds to the already lengthy and complex construction process for high-rise buildings; and
- Deep multi-level underground parking structures necessitated by minimum parking requirements incur groundwater challenges that can burden aging sewer infrastructure or pose problems to make watertight.

RCCAO has worked diligently with City staff through the consultation process and looks forward to the speedy implementation of the new Zoning Bylaw Amendments.

Background on RCCAO: *The Residential and Civil Construction Alliance of Ontario (RCCAO) is a labour-management construction alliance. For 16 years, RCCAO has been a leading industry advocate for infrastructure investment. It has commissioned 58 independent, solutions-based research reports to help inform decision-makers.*

Media Contact:

Jamie Ellerton, Conaptus Ltd.

media@conaptus.com | 416.639.6090