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September 1st, 2020

David West, Ward 4 Councillor
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Re: Special Consideration: Use of Elgin West Community Centre Parking – Temporary

Dear David;

Thank you for taking the time to speak with me today.

I am corresponding with you today to request that you add to the Agenda at your next Council meeting on September 9, 2020, an Emergency Motion to permit the residents of the condominium corporation at 255 Shaftsbury Avenue, to park their additional vehicles in the Elgin West Community Centre parking lot until the date the community centre reopens (January 2nd, 2020).

The background:

This condominium corporation consists of 67 units. Except for one, all have a single car garage and a single car driveway. In addition, the approved site plan called for a minimum of 20% of the number of units to be allocated for visitor parking plus two Accessible Parking Spaces. This would mean we require sixteen parking spaces for visitors in total. We do have twenty at this time.

Unfortunately, given the maturing of the complex, and aging of its residents, a number of owners have seen their children grow into adults over the last twenty years and these children, while residing at home, now also have vehicles. In some homes, there are four vehicles where parking allows for only two.

The visitor parking lot is generally full due to the existence of many additional owners' vehicles and no other place to park. We also enforce the visitor parking and that results in tickets being issued and angry owners

Proposal:

The owners are asking for help. We are looking into adding additional "rentable" parking by removing the interior grass boulevard and adding parallel parking along the interior roadway on the south and west sides. As that requires engineering, possible drainage relocation, permits, amendments to the site plan, etc., not to mention raising capital to pay for this venture, we need time to research and obtain legal advice.

We also realize this may not be possible and that after the 4 months, owners may have to make alternate arrangements for their vehicles or even move from the property.

We hope the Council will allow the tax paying owners to have utility of the parking lot across from their complex until it reopens. We anticipate there will be only 10-12 cars at any time, and it will be understood this is temporary with a hard end date. The owners who would be granted permission also understand they would have to pay a monthly permit fee and would have to display their permit.

I consider this a win-win for all parties as the City will generate additional income and the owners will get a reprieve from being tagged on the city streets when they currently have no other place to go at present.

Lastly, given that we are still dealing with Pandemic related issues, and people have lost their jobs in all sectors (including some of these owners), I believe it would be a show of good faith for the City Council to help out their constituents, at least in the short term.

Thank you for your consideration.

Yours truly,

PERCEL INC.

(Managers for and on behalf of Y.R.C.C. No. 918)



Robert L. Weinberg, MBA, RCM, A.C.C.I., F.C.C.I
President/CEO
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cc: Mr. Carmine Perrelli, Deputy Mayor

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