

TAPSCOTT VILLAGE CO-OPERATIVE INC.

PARKING BY-LAW No. 13

This By-law sets out the conditions under which motor vehicles (including motorcycles) and bicycles may be parked on the Co-op's premises

1 GENERAL

- 1.01 For the purposes of this By-law, the following definitions apply:
- a) "employee" means a person employed by the Co-op or an employee of a property management company engaged by the Co-op
 - b) "household" as defined in the Occupancy By-law
 - c) "resident" means a Member of the Co-op
 - d) "space holder" means a person or persons allocated a parking space, whether they are a Member or a Long Term Guest
 - e) "licensed vehicle" is restricted to a passenger vehicle, light truck, motorcycle, and mini-motorcycle ("moped") with an internal combustion engine
- 1.02 Each household is entitled to one parking space, subject to availability, for a licensed vehicle belonging to that household. Parking spaces will be assigned on a first-come first-served basis, with the exception as noted in subsection 1.03.
- 1.03 Subject to availability, priority will be given and spaces will be allocated to suit the special physical needs of Members (medically-documented special needs).
- 1.04 a) Additional spaces may be allocated to residents if available.
b) Residents who are allocated additional space(s) at the time this By-law is approved may continue to occupy them.
- 1.05 Each permanent, full-time employee will be entitled to one parking space at no cost for their own vehicle only.
- 1.06 A space holder must give 30 days' notice ending on the last day of the month to terminate use of a parking space.

2 REGISTRATION

- 2.01 A potential space holder must apply to the Co-op office for a parking space and provide the information requested in connection with the application. This information includes:
- a) Proof of ownership
 - b) License plate number
 - c) Building and unit number

- d) Insurance Policy holder and Policy number
- 2.02 A space holder must inform the Co-op office immediately of any change in the vehicle information registered with the Co-op.
- 2.03 When a parking space is allocated, each space holder will be provided with a parking sticker. This sticker must be displayed on the driver's side lower corner of the windshield inside the vehicle at all times.
- 2.04 A space holder will receive one garage remote opener. If the garage remote is lost, the space holder will be charged a fee for a replacement remote.

3 **CHARGES FOR ALLOCATED PARKING SPACES**

- 3.01 Resident parking charges will be established when the Co-op's budget is approved by the Membership after recommendation by the Board of Directors.
- 3.02 Parking charges are payable on or before the first day of each month.

4 **PARKING RESTRICTIONS AND CONTROL**

- 4.01 The property manager or designate will be responsible for enforcing this By-law and for monitoring the parking spaces.
- 4.02 The speed limit on Co-op property, including parking areas, is ten (10) km/hr.
- 4.03 Space holders may park only in their allocated spaces. Visitors may park only in designated Visitor Parking spaces.
- 4.04 No parking space will be allocated to and no space shall be used for a vehicle which exceeds the length, width, or height capacity of the parking spaces available. If a vehicle exceeds the length, width, or height capacity of the parking spaces available, the Co-op will not provide alternative parking arrangements. The vehicle must therefore be parked off Co-op property.
- 4.05 Any vehicle parking in a "No Parking" area is liable to be tagged and/or towed at the owner's expense.
- 4.06 All unauthorized and unregistered vehicles parked in the underground parking area may be tagged and/or towed at the owner's expense.
- 4.07 If a vehicle is found in a parking spot to which it has been allocated and the vehicle isn't identifiable as a registered vehicle, the owner may contact parking enforcement with proof of parking space rental to have the vehicle towed. The cost of towing and related charges will be the responsibility of the vehicle owner.
- 4.08 If a space holder frequently parks their vehicle in the wrong spot, the Board of Directors may prohibit the space holder from parking on Co-op property.
- 4.09 Space holders must respect all traffic control signs in the parking areas. Vehicles may not be parked on the designated fire route as per the City of Toronto By-law No. 987-2004.
- 4.10 Parking changes, such as moving from an outdoor to an indoor spot (or vice versa) will only be permitted for valid reasons subject to approval by the Board of Directors.
- 4.11 Parking spaces are not to be sublet.

- 4.12 Motorcycles and mini-motorcycles (mopeds) with internal combustion engines may not be brought into Co-op buildings except into designated motorcycle parking areas (see Section 6).

5 **USE AND MAINTENANCE OF PARKING SPACES**

- 5.01 No car washing, mechanical work, or automotive repairs other than light repairs (such as changing a flat tire, replacing light bulbs, battery boost) may be carried out in the parking areas.
- 5.02 Space holders are expected to observe courtesy towards their neighbours by parking in such a way as to not interfere with the entry or exit of other vehicles or residents or legitimate use of the parking areas by other space holders.
- 5.03 Members cannot store any items in their parking spaces (ex. seasonal tires, tools, batteries, etc.). Parking spaces may be used only for the parking of vehicles.
- 5.04 The following vehicles are not permitted in Co-op parking areas:
- a) Unplated
 - b) Inoperable
 - c) Unregistered.
- 5.05 The Co-op will be responsible for the maintenance, repair, and cleaning of the parking areas. All space holders, however, are expected to cooperate to keep the parking areas tidy.
- 5.06 Vehicle owners should keep to a minimum the running of motors to reduce noise and carbon monoxide emissions.
- 5.07 The Co-op's responsibilities, referred to in subsection 5.05, are in respect to normal wear and tear of the parking areas in general. Where leaked oil and/or other automotive fluids cause undue wear and tear in a parking space, the cost to the Co-op of a special clean up and/or a floor mat or other device to guard against a recurrence of the problem will be charged back to the space holder.

6 **MOTORCYCLE AND MINI-MOTORCYCLE (MOPED) PARKING**

- 6.01 There will be a designated area for motorcycle parking and the Board of Directors will establish a monthly parking charge.
- 6.02 A resident may request to rent a regular parking spot to park a motorcycle. They may share the spot with one or more resident motorcyclists, to a maximum of four (4) motorcycles, providing that the vehicles fit within the allocated spot and do not interfere with neighbouring space holders in accessing or using their spaces. The space holder is responsible for paying the full rental charge to the Co-op.
- 6.03 No profit is permitted in the sharing arrangement outlined in subsection 6.02.
- 6.04 In all other respects, motorcycle space holders are bound by the parking By-law in the same way as other parking space holders.

7 **BICYCLE PARKING**

- 7.01 The property manager may remove any bicycle locked to fences, railings, posts, or other structures on Co-op property, as well as bicycles deemed to be abandoned at bicycle stands.
- 7.02 Bicycles owned by Members and their families shall not be kept or stored in the hallways, entrances or lobbies.
- 7.03 Bicycles may not be attached to Co-op railings.

8 **CO-OP'S LIABILITY**

- 8.01 The Co-op shall not be liable for any loss or damage to a parked vehicle, motorcycle, or bicycle, except as provided in the Occupancy By-law.


9 **COMPLAINTS REGARDING PARKING**

- 9.01 A Member, who feels inconvenienced or aggrieved by non-compliance with this By-law, or its administration, should address the complaint, in writing, to the Co-op office.
- 9.02 If the complaint cannot be resolved by the Co-op office, the office must refer the complaint to the Board of Directors within 30 days.


10 **VISITOR PARKING**

- 10.01 The Board of Directors may permit Visitor Parking on such terms and conditions as it considers appropriate.
- 10.02 The Board of Directors may establish fees and charges for the purpose of Visitor Parking.

PASSED by the Board of Directors and sealed with the corporate seal of TAPSCOTT VILLAGE CO-OPERATIVE INC. this **23rd** day of July, 2015.



Board Director




Board Director

CONFIRMED by two-thirds of the votes cast at a general meeting of the Members of
TAPSCOTT VILLAGE CO-OPERATIVE INC. this 17th day of August, 2015.



Board Director



Board Director