

The Town of Oakville Council

1225 Trafalgar Road
Oakville, ON L6H 0H3
905-845-6601

Via email: townclerk@oakville.ca

Honourable Members of Council,

RE: BY-LAW NUMBER 2024-187

I am writing to you today to express my concerns regarding the proposed BY-LAW NUMBER 2024-187, which is intended to regulate the towing of any vehicle without the vehicle owner's consent from land in the Town of Oakville.

The primary concern of my business partners and myself, relates to our commercial office property located at 481 Morden Road in Oakville, situated next door to the Dar Foundation Mosque located at 485 Morden Road. Our property is leased to four tenants and parking is limited to the tenants, their employees and their clients.

Throughout the week, and Friday afternoons in particular, the mosque next door engages in prayer sessions attended by hundreds of people, and parking on Morden Road and all neighboring properties is very challenging. Very often, the parking spots designated for our tenants become occupied by the public, without our or our tenants' permit or consent.

While our property has adequate signage regarding parking being limited to tenants and clients of the building, this alone does not stop people from parking on our property without permission.

As providing and maintenance of the parking spots is one of our obligations pursuant to the lease agreements signed with our tenants, our company is at risk of a breach of our contracts if we are not able to secure the access to the parking spots at all times. We have obligations to maintain the spots for our tenants' exclusive use, and that includes the costs of snow and leaf removal that our company pays for.

On the other hand, our tenants' rents include usage of a certain number of parking spots and as they pay for these parking spots every month, they, rightfully, expect to be able to use it without any issues, and without any interference of the public.

While we certainly understand and appreciate the purpose and the reasoning for passing this by law, our situation is quite unique and that is why we kindly ask you to consider the possibility of the exemption for certain types of private property, such as commercial property under lease, which are located near institutions or other places of gatherings of a large number of people, which themselves do not have sufficient parking capacity.

The exemption that we are hoping for could be a simplified and less time-consuming procedure in situations where vehicles are parked in clearly marked parking spaces owned by private companies, and rented under the lease agreements.

Having to go through all the steps of the process outlined in the proposed By-law (ie - notifying the vehicle owner or notifying the police, issuing a penalty notice and waiting for a municipal law enforcement officer to approve enforcement) can take hours before actual towing is permitted. In the meantime, our tenants' business operations will undoubtedly be interrupted if staff and clients are unable to park in spots that they have paid for.

We are deeply concerned that our, and other businesses will be affected with this change, and our lease agreements with current and future tenants might be as well.

Therefore, we respectfully request that you reconsider imposing this by-law and find a more suitable solution that would adequately balance the needs of the Town, its residents and the businesses of the Town of Oakville.

Yours truly,

John Tino, on behalf of Trisect Investments Inc.