



Parking Rules & Regulations

General

These rules are effective immediately and are subject to change without notice when necessary to facilitate the parking program. The rules apply to all parkers and all parking areas. Changes or modifications to these rules will be announced by emailing all valid parking pass holders.

- The parking enforcement officers are authorized by the City to enforce the bylaws and regulations of the City and the rules, policies, and regulations regarding parking.
- If you have questions, concerns, or inquiries you can contact the parking management via e-mail at monthlyparking@unitpark.ca
- All parking passes issued are valid ONLY for the designated parking lot.
- Violations of the rules, regulations and bylaws may result in ticketing and/or towing of the vehicle at the vehicle owner's expense. In addition, parking passes may be immediately suspended, and parking privileges may be terminated.

Liability Disclaimer

Parking charges are for the use of parking space only. The operator and the landlord, its officers, agents, employees, successors and/or assigns assume no responsibility whatsoever for any and all losses, damages or expenses due to fire, theft, collision, mechanical defects or any act, error or omission to the vehicle or its contents however caused.

- **Parkers are reminded to remove all valuables from the vehicle.**



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Parking Rules & Regulations

The parking pass is for the sole use of the parker identified on the monthly parking application. The parking pass is non-transferable and is the sole property of Unit Park. Once assigned to a parker, the parking pass is not to be lent or otherwise provided to an unauthorized individual for the purpose of parking his/her car. Fraudulent use of the parking pass shall result in immediate termination of parking privileges without adjustment.

A refundable deposit for the parking pass is required at the time of issuance. The refundable deposit rates are:

- \$25 for Hang Tag Refundable Deposit
- \$25 for Access Card Refundable Deposit
- \$80 for FOB Refundable Deposit
- \$80 for Transponder Refundable Deposit

The parking pass **MUST** be returned immediately upon cancellation of parking privileges to obtain the deposit refund.

A lost or stolen parking pass must be reported to Unit Park immediately for a new parking pass to be issued. An additional deposit will be required for the new parking pass. A parking pass with damage resulting from normal wear and tear will be replaced free of charge.

The responsibility for payments remains with the parker while in possession of the parking pass. The payment of monthly accounts shall be due on the 1st day of the month. If payment is not received within three business days of the due date, parking privileges may be terminated without further notice.

If, in the sole opinion of Unit Park, a vehicle is parked illegally in a designated parking stall or a restricted parking area, is blocking another vehicle, is parked in a designated aisle, or loading area or represents an unsafe condition, the vehicle will be tagged and/or towed at the vehicle owner's expense.

Unit Park reserves the right to cancel parking upon 30 days prior written notice. The applicant **MUST** provide 30 days' written notice if cancelling their parking privileges. The parking pass **MUST** be returned immediately upon cancellation.

Parkers are subject to the terms and conditions displayed on all signs in the parking facility.

Parking rates are subject to change with 30 days' advance written notice.

Unit Park reserves the right at any time to refuse parking at the parker's normal location within the facility.

In order to ensure the safety and security of the parking facility, the parker **MUST** notify Unit Park of any changes in information concerning authorized registered vehicle(s).

Registration of a vehicle carries no parking privileges. Vehicle registration merely enables management to identify and if necessary, contact the operator. Any replacement vehicle shall be



registered before parking on site. Any license plate changes must be registered within 48 hours of the issuance of the new license plates.

No propane-powered vehicles are allowed in the underground garage. In addition, compressed gas containers are also prohibited.

No washing or repairing of automobiles, or filling of grease, oil or gasoline shall be carried on in the parking facility.

No animals are to be restrained in an automobile in the parking facility.

Unauthorized vehicles found in the parking facility will constitute trespassing and such vehicles may be ticketed and or towed from the premises at the vehicle owner's risk and expense.

Parker's Responsibility

Height Restriction

Where applicable, parking pass holders agree that **they will not attempt to park any vehicle that exceeds the maximum allowable height of the parking facility.**

The parking pass holder accepts liability for any resulting property or asset damage caused by attempting to access the facility with a non-compliant vehicle.

Accidents

Accidents involving a vehicle resulting in personal injury, damage to property or theft must be reported immediately to Unit Park by phone at (416) 366-7275 or by email at monthlyparking@unirtpark.ca

Payment of fees

Parking fees are due on the 1st day of the month. Failure to pay within three days of the due date may result in suspension of parking privileges.

A payment equivalent to one (1) full month's parking fee plus applicable HST (13%), and a refundable parking pass deposit will be required in advance.

Parking charges plus all applicable taxes are payable on the 1st day of each month and subject to interest charges at 2% per month (26.8% per annum) on any unpaid balances thereafter. If the 1st day of the month falls on a statutory holiday or weekend, the payment is required on the following business day.

Parking fees are not pro-rated. Parking fee is for the calendar month, from the first of the month to the end of the month. Neither pro-rating nor refunds will be made for any part of a month during which time a permit is not used.



Payment options

We accept VISA, MasterCard or Pre-Authorized Payment (EFT).

Payment Responsibility

It is the responsibility of the parker to ensure that the payment information is up to date. Any expired, lost or compromised credit card must be reported to Unit Park immediately and updated information provided.

The responsibility for payments remains with the parker while in possession of the parking pass. The payment of monthly accounts shall be due on the 1st day of the month. If payment is not received within three business days of the due date, parking privileges may be terminated without further notice.

NSF Charges

A \$50.00 administration charge will be applied to any insufficient funds (NSF) or declined payment. There are no exceptions to this policy.

Finding authorized space

The responsibility of finding a valid parking space rests with the parker. A valid parking space is constituted as being between two yellow/white lines in a parking area. Lack of parking space, mechanical problems, construction conditions or other potential detriments are not considered valid excuses for violations of traffic and parking regulations. If there are no spaces available, please contact the parking management office and other arrangements will be made.

Space Availability

A parking pass does not guarantee a holder a parking space, but only an opportunity to park within a specific area or areas.

Vehicles must be parked in a valid parking space. **Vehicles that occupy more than one parking space in violation of the rules may be issued a ticket, and parking privileges may be temporarily or permanently terminated.**

Permit Ownership

A parker may purchase only one parking pass in his/her own name which constitutes only **one** (1) valid, unreserved parking space. A parking pass may be transferred to any vehicle registered by the parking pass holder. The individual who purchases the parking pass will be responsible for parking violations by any vehicle bearing the parking pass. A parking pass signifies an individual who has been granted the privilege of parking.

Multiple Vehicles

Parkers may register more than one vehicle license plate on a parking pass. Only one of the registered vehicles may be parked at any given time. If more than one registered vehicle is found parked, both vehicles will receive tickets.



Speed Limit

The speed limit for all parking lot and areas is **10 km** per hour, or as otherwise posted. No parker shall operate a vehicle in the parking facility in excess of the speed limit. Please drive slowly to ensure everyone's safety.

Accessible Spaces

Only parkers who have been issued, and are displaying, a valid accessibility permit issued by the Province of Ontario are permitted to park in the designated accessible spaces. Accessibility permits must be prominently displayed with no obstruction of information. A ticket will be issued immediately without warning for parking in an accessible space without a properly displayed valid provincial permit.

Parking Access Cards

All parkers are required to swipe their Parking Access cards regardless if the gates or doors are opened.

Replacement Parking Pass

Lost or misplaced parking pass will result in a fee and a processing period of up to 24 hours. If a lost or misplaced parking pass is found within 60 days of replacement parking pass being issued, the individual may receive a refund of their deposit.

Sharing (if available)

In order for the primary parking account holder to share their parking space, they must submit an online information change/update form at <https://unitpark.info/Forms-UP/information-updates.html>, advising Unit Park to change the account from "individual" to "sharing" in the comment section of the form. Submission of the online form does not guarantee a sharing account.

Additional secondary user(s) **must** register online at <https://unitpark.info/Forms-UP/government-new-parker-registrations.html> and provide Unit Park with both contact and vehicle information.

With sharing option, the person with a current parking spot allocated to them will remain the '**primary account holder**' and will be responsible for payment, administering and coordinating use of their parking space and updating Unit Park with required information for all '**secondary users**'.

Only one vehicle listed on the account will be allowed to park at any given time and have access to the parking lot and space. If multiple users from the same group want to park at the same time, they will have to pay to park as a visitor or make other parking arrangements. Misuse of the sharing account will result in the termination of parking privileges for the primary account holder and all secondary users.

If the primary parking account holder cancels their parking, the secondary user(s) will not necessarily get the parking space. It will be given to the first person on the waiting list, where applicable. Secondary users will have the options to either join another group, apply for an



individual parking pass or reinstate a suspended account.

Carpooling (if available)

Please contact the site parking office or email monthlyparking@unitpark.ca for additional information on carpooling.

Cancellation / Suspension of Account

Parker MUST submit a request via email to cancel / Suspend parking privileges to monthlyparking@unitpark.ca 30 days in advance of the Cancellation / Suspension.

Suspension must be a minimum of one calendar month and up to a maximum of 18 months.

A minimum 12-month period (one calendar year) is required between the end of one suspension and the beginning of a subsequent suspension.

To reinstate parking after cancellation, the parker will be treated as a new parker.

Lending/Subletting of Parking Pass

Parking pass is non-transferable and is the sole property of Unit Park. Once assigned to a parker, the parking pass is not to be lent/sublet or otherwise provided to an unauthorized individual for the purpose of parking his/her car.

Fraudulent use of the parking pass shall result in immediate termination of parking privileges without adjustment.

Termination of Parking Privileges

Parking privileges may be terminated immediately for any of the following reasons:

- a) Upon receiving the third (3rd) ticket for minor offences.
- b) Parking fees are not received within 3 days of the due date.
- c) Subletting of parking spaces.
- d) Tailgating.
- e) Parking an unregistered vehicle without approval.
- f) If more than one of the registered vehicles is parked on site at the same time.
- g) Parking in a restricted, designated, accessibility or unauthorized area.
- h) Not abiding by the Parking Rules & Regulations.

Warning or Ticket

Warnings will be issued for any of the following reasons:

- a) Parking in more than one space.
- b) Speeding.
- c) Not following posted signage.
- d) Parking in unauthorized area/lot.

Depending on the severity of infraction, a direct city ticket might be issued.



Ticket & Towing

A vehicle may be ticketed or towed away at the vehicle owner's risk and expense for any of the following reasons:

- a) Parking in Accessibility space without permit. (No warning)
- b) Parking in a reserved, designated, accessibility or unauthorized area. (No warning)
- c) Parking on a fire route. (No Warning)
- d) Parking in more than one space.
- e) Storage of vehicles. (No Warning)
- f) Oil or Gas leak. (No Warning)
- g) Multiple warnings. (No Warning)
- h) Unauthorized use of parking facility. (No Warning)

Ticket and towing charges must be paid by the parker before parking privileges are reinstated.

PLEASE CONTACT PARKING MANAGEMENT IF YOU HAVE ANY QUESTIONS REGARDING PARKING.

Monthly Parking Department

Unit Park Management Inc.
20 Leslie Street, Suite 205, Toronto, ON M3M-3L4
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