

# TORONTO TRANSIT COMMISSION REPORT NO.

**MEETING DATE:** December 19, 2013

**SUBJECT:** Commuter Parking Lot Strategy

## **ACTION ITEM**

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### **RECOMMENDATION**

It is recommended that the Board:

1. Formally advise the City and Build Toronto of the deferral of the planned closures of the commuter parking lots as follows:
  - Wilson West and Wilson South - remain open until the parking lots of the TYSSE are open and operational in 2016;
  - Victoria Park and Warden North – remain open during Eglinton Crosstown LRT and Scarborough Subway Extension construction post 2021; and
2. Formally advise Metrolinx to maximize the current parking capacity at Kennedy during and post construction of the Eglinton Crosstown LRT.

### **FUNDING**

There are no budget implications as a result of this report.

### **BACKGROUND**

The TTC currently manages 28 commuter parking lots within its portfolio with an inventory of 13,695 parking stalls. In 2007-08 the TTC commuter parking lots were near capacity and utilization of parking reached a high of 97%. In April 2009 a policy change was implemented in which Metropass users could no longer park for free at TTC parking lots. This policy change resulted in a decrease in parking utilization to 62% in 2009.

In 2009 the Board declared eight of the parking lots (Islington – Main and Cordova; Victoria Park; Warden – North; Wilson – North, West, and South; and York Mills) surplus to TTC's needs, and authorized the transfer of these properties to Build Toronto ("BT") for redevelopment purposes, subject to formal agreements.

**DISCUSSION**

Utilization in commuter parking has rebounded since 2009 and in 2013 has reached an average of 81%. In addition to the redevelopment by BT, the TTC commuter parking lot inventory will be impacted by the construction of the Metrolinx Eglinton Crosstown LRT, Scarborough subway extension, TTC capital projects, and other developments by third party property owners such as the Yorkdale mall redevelopment. The inventory list of TTC commuter parking lots, reason for closure, and current projected date of each closing is attached as Appendix A.

Due to the anticipated closures staff initiated the Commuter Parking Strategy to study the growth in demand for commuter parking since 2009, the strategy looks at the short and long term impact of the noted closures on the travel characteristics of patrons using the parking lots.

In the short term (2014-2016), there will be an overall reduction of 5,700 in parking capacity, which will displace approximately 3,600 daily commuter parking trips. This impact is greatest in 2015 prior to the opening of the TYSSE parking lots. Given the anticipated impact over the short term, deferral of the closure of a number of the parking lots is required to ensure minimal impact on TTC customers. The summary of these deferrals are as follows:

- Wilson West and Wilson South to remain open until the TYSSE parking lots are open and operational in 2016;
- Downsview to remain open and utilization reassessed upon opening of the TYSSE parking lots in 2016;
- Islington Main to remain open until 2016;
- Victoria Park and Warden North to remain open during the Eglinton Crosstown LRT and Scarborough subway extension construction post 2021;
- Kennedy to remain open, at a minimum of 30% capacity, throughout Eglinton Crosstown LRT construction and Scarborough subway extension construction post 2021.

Over the long term, commuter parking demand is anticipated to be reduced from what is estimated in the short term particularly once the Eglinton Crosstown construction is complete and operational and other higher order transit improvements are in place by 2031. However, there will remain areas of significant commuter parking demand expected along the northwest quadrant of the Yonge-University-Spadina subway line within Toronto and in the east along the Scarborough subway extension. As such, a number of long term parking expansion opportunities will be explored in these areas.

The stations for potential expansion opportunities are listed below:

- Kennedy
- Finch West (TYSSE)
- Downsview Park /Sheppard West (TYSSE)
- Brimley / Lawrence or McCowan / Lawrence (potential Scarborough subway extension)
- McCowan and Sheppard (potential Scarborough subway extension)
- Yonge and Langstaff (Future Yonge-University-Spadina subway extension).

TTC staff will report back to the Board with respect to the evaluation of the expansion opportunities. Furthermore, at that time an update will be given to the Board with respect to the discussions required between staff, Metrolinx, the City and Build Toronto with respect to the planned closures of the commuter parking lots over the short term.

**JUSTIFICATION**

If all of the planned closures proceed, approximately 60% of TTC's current parking supply will be impacted. Adjustments to the anticipated closure dates are required to accommodate the short term commuter parking requirements in 2014-2016. Furthermore accommodation of commuter parking is required in the long term which may necessitate future requirements for parking lot expansion and pricing adjustments.

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## Appendix A

Parking Lot	Parking spaces	Reason for Closure	Space Impact	Forecast Closure Date
Kipling North	564	Partial redevelopment for Metrolinx Interregional Terminal	-500	2016
Kipling South	829	Possible commuter parking expansion by Metrolinx		
Kipling - Subway Cres.	72	Possible redevelopment for Metrolinx Interregional Terminal	-72	
Islington - Main	534	Declared surplus; temporary bus loop; and eventual transfer to Build Toronto	-534	2015
Islington - Cordova	473	Property sold for redevelopment and subject to planning application	-473	2015
Islington - Lomond	283			
Islington - Fieldway	270			
Keele	187			
Yorkdale	1,144	Temporary closure for redevelopment of Yorkdale Mall to reopen in 2015	-1,144	Jan 2014
Wilson - Transit Road	72			
Wilson - West	610	Declared surplus; ownership transferred to Build Toronto in 2013	-610	Q3 - 2014
Wilson - South	645	Declared surplus; ownership transferred to Build Toronto 2013	-645	2014
Wilson - North	885	Declared surplus; to be transferred to Build Toronto	-885	2018
York Mills	263	Declared surplus; transferred to Build Toronto in 2012	-263	Q3 - 2015
Finch - West	1,552			
Finch - East	1,675			
Leslie	102			
Don Mills	366			
Ellesmere	68	Following completion of the Scarborough Subway Extension	-68	2021
Lawrence East	90		-90	2021
Kennedy - North	112	Metrolinx ECLRT construction and Scarborough Subway Extension	-112	2015
Kennedy - East	151		-151	2015
Kennedy - South	673		-673	2015
Kennedy - North Service Rd	199		-199	2015
Warden - North	920	Declared surplus; Warden Woods Redevelopment	-920	TBD
Warden - South	151			
Victoria Park	173	Declared surplus; to be transferred to Build Toronto	-173	TBD
Downsview	632	Following completion of the TYSSE; to be transferred to Build Toronto	-632	2016
<b>Total</b>	<b>13,695</b>		<b>-8,144</b>	<b>-59%</b>