



## STAFF REPORT ACTION REQUIRED

### Update on the Mandatory TTC Metropass Program for new Condominiums in selected locations

<b>Date:</b>	April 12, 2011
<b>To:</b>	Planning and Growth Management Committee.
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All Wards
<b>Reference Number:</b>	Pg11023

### SUMMARY

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The purpose of this report is to respond to the request of the Planning and Growth Management Committee for a review of the effectiveness of the mandatory TTC Metropass program that applies to new condominium developments in certain areas of the City.

As the program has not been in place long enough to have any practical impact on TTC ridership, it is recommended that staff be requested to report back at a later date when measurable results become available. However, should Council choose to discontinue the program, it can do so by directing the Chief Planner and Executive Director, City Planning to remove the condition of condominium approval.

### RECOMMENDATIONS

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#### **The City Planning Division recommends that:**

City Council request the Chief Planner and Executive Director to report back to the Planning and Growth Management Committee on the effectiveness of the mandatory TTC Metropass Program at a time when the policy has been in effect long enough to produce measurable results.

### DECISION HISTORY

City Council at its meeting of November 30, 2009 adopted Clause PG 33.8 of the Planning and Growth Management Committee which, among other things, endorsed the "provision of a TTC adult Metropass during the first year of occupancy for each new

condominium unit" in buildings with 20 or more units located in the City's targeted mixed use growth areas comprising the Downtown, the Central Waterfront and the Avenues.

## **ISSUE BACKGROUND**

The new mandatory TTC Metropass program is implemented through the development process as a condition of condominium approval. The requirement only applies to wholly new development applications received on or after April 28, 2010 that are located in the targeted mixed growth areas.

## **COMMENTS**

Development applications that are subject to the Metropass program are required to enter into a standard "Developer Metropass Purchase Agreement" with the TTC and provide the City with a receipt issued by the TTC for the cost of the required Metropasses prior to the registration of the condominium.

Since the introduction of the mandatory Metropass program on April 28, 2010, six new condominium developments have fallen under the purview of the new program. However, these developments are not yet occupied. Consequently, there has not been time for the Metropass program to take effect in terms of impacting TTC ridership. To this point, no new purchasers of condominium units have received a Metropass for a year's TTC use, under the program adopted by Council.

There is some confusion over the impacts of the mandatory Metropass program because the TTC has, for several years, offered the voluntary "Developer Metropass Program" (DMP) which provides a bulk purchase price discount to developers who choose this option. The take-up of the DMP has been quite limited. TTC records indicate, for example, that there were two site locations in 2010 that participated in the DMP.

## **CONTACT**

Rod McPhail, Director, Transportation Planning.

Tel. No. 392-8100

Fax No. 392-3821

E-mail: [rmcphail@toronto.ca](mailto:rmcphail@toronto.ca)

## **SIGNATURE**

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Gary Wright, Chief Planner and Executive Director  
City Planning Division