



Toronto and East York Community Council
100 Queen St W
Toronto M5H 2N2

September 3, 2015

Re. Toronto Parking Authority Lot at 34 Hanna Avenue

Background

In 2004, the City acquired 34 Hanna Avenue for municipal purposes, specifically public parking. The site was acquired from the developer of the Toy Factory Lofts, located at 43 Hanna Avenue, which is located northeast of 34 Hanna Avenue.

The Toronto Parking Authority (TPA), as expressed in the [Toronto Parking Authority's 2015 Capital Budget Notes](#), is currently exploring a joint venture redevelopment of the existing TPA parking facility at 34 Hanna Avenue. Part of the TPA's rationale for the redevelopment of parking facilities, as noted in the Capital Budget Notes, is to provide paid parking service to businesses in areas throughout the City while ensuring that surrounding neighborhoods remain vibrant. In a meeting with City Staff in April 2015, the TPA expressed interest in redeveloping the site to increase the provision of paid parking the Liberty Village area. A report from the TPA on the acquisition of the 34 Hanna property, dated 2004, noted that the provision of public parking in the Liberty Village is an ongoing issue in that area. Given the level of development in the Liberty Village area since 2004, the provision of public parking may still be an issue.

It is worth noting that three recent development applications containing commercial parking facilities - the Ordnance Triangle development, 171 East Liberty Street, and 1100 King Street West - have been approved. The approximately 530 additional public parking spaces contained in these three developments will contribute to increase the amount of paid parking in Liberty Village as these projects are completed.

Parks, Forestry and Recreation Staff have also expressed an interest in utilizing 34 Hanna Avenue to increase the provision of parkland in the rapidly intensifying Liberty Village neighbourhood, which lacks parkland.

Map 8B of the Toronto Official Plan shows local parkland provision levels across the City. Liberty Village is an area noted on Map 8B with 0.42 to 0.78 hectares of parkland per 1000 people, which is the second lowest provision level. The site is in a parkland priority area. The census area in which Liberty Village is located has experienced a 45% increase in population from 2006 to 2011. The majority of this growth has occurred in Liberty Village. A number of additional residential developments have also been completed and approved in Liberty Village since 2011, continuing the densification of the area. As Map 8B was last updated in 2006, Liberty Village may now be an area with the lowest provision level of parkland - 0 to 0.42 hectares of parkland per 1000 people.

In order to explore utilizing the property at 34 Hanna Avenue as park space, a paid parking facility, or other use to respond to the needs of the community local community and ensure the continued vibrancy of this area, it is recommended that, prior to the TPA pursuing a joint venture redevelopment of this site, or initiating the disposal of the property, City Staff from Parks, Forestry and Recreation, Real-estate Services, City Planning, the Toronto

Councillor **Mike Layton**



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Parking Authority, and any other interested City Agencies work with the Councillors of Wards 14 and 19, to explore the opportunities for this City-owned asset which would best address the needs of this community. It is recommended that City Staff report back to TEYCC in Q1 of 2016 with a report on their findings with recommendations on how to proceed with this property.

Recommendations:

1. That staff from Parks, Forestry and Recreation, Real-Estate Services, City Planning, the Toronto Parking Authority, and any other necessary city staff in consultation with the Ward 14 and 19 Councillors, explore how the property at 34 Hanna Avenue may be best utilized to serve the local community; and
2. That the Chief Planner and Executive Director, City Planning Division, the General Manager of Parks Forestry and Recreation Division, in consultation with the President and CEO of the Toronto Parking Authority, prepare a joint report, which details the consultation noted in Recommendation 1 of this motion and makes recommendations for the future use of 34 Hanna Avenue, to be brought before Toronto and East York Community Council for consideration in the 1st Quarter of 2016 and in advance of and disposal of any portion of 34 Hanna Avenue.

Mike Layton
City Councillor
Ward 19, Trinity-Spadina