



REPORT FOR ACTION

New Parking Facility

Date: May 30, 2019

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Wards: All Wards

SUMMARY

This report summarizes the actions that have been taken by Exhibition Place since 2014 with respect to the directions of the Board and City Council on the creation of a new parking facility at Exhibition Place with a focus to serve the needs of the tenants on the west end of the grounds.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board take no further action to either develop a new parking facility at the west end of Exhibition Place; to reduce / expand any of the existing surface parking spaces in Lot 856; or to convert any of Lot 856 to greenspace until completion of the Master Plan process being undertaken by City Planning and full consideration of the parking facility.
2. The Board direct the Chief Executive Officer to continue to work with the Toronto Parking Authority and Maple Leaf Sports & Entertainment on any additional directions to be taken to further define the project scope of a new parking facility in Lot 856 in the area just north of Medieval Times and to forward the results of this study to City Planning for consideration as part of its Master Plan process.
3. The Board direct the Chief Executive Officer to forward this report and the Board decision to the City of Toronto Chief Planner and Executive Director for consideration and necessary actions.

FINANCIAL IMPACT

There are no financial implications to this report.

DECISION HISTORY

The Exhibition Place 2017 - 2019 Strategic Plan has a Public Space & Infrastructure Goal to identify connectivity between each zone within Exhibition Place including nature and type of support services, transportation and parking. As a strategy to support this goal we will continue to provide the necessary balance between green space and parking facilities to support our businesses.

At its meeting of August 14, 2014, the Board approved the construction of a Basketball Training Centre which was subsequently approved by City Council on August 25, 26, 27, 28, 2014.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX44.3>

At its meeting of April 15, 2015, the Board approved entering into an agreement with WSP Canada Inc. for the provision of consulting services to provide a Parking Study for Exhibition Place including the development of a comprehensive parking strategy leading to the construction of a new parking facility.

<https://www.explace.on.ca/files/file/58c6ba54ee42a/Item-10-Parking-Study.pdf>

At its meeting of February 12, 2016 the Board approved of the WSP Parking Study and the recommended implementation of the priorities set out in that report for all parking areas at Exhibition Place. The Board also directed staff to report to the Finance & Audit Committee on the financial feasibility of building a new parking structure on the site and possible next steps.

<https://www.explace.on.ca/files/file/58d03e8bda5ba/Item-3-Parking-Study.pdf>

[https://www.explace.on.ca/files/file/58d040d225de6/Item-3-Parking-Study-Appendix-A\(1\).pdf](https://www.explace.on.ca/files/file/58d040d225de6/Item-3-Parking-Study-Appendix-A(1).pdf)

<https://www.explace.on.ca/files/file/58d03e8af2b05/Item-3-Parking-Study-Appendix-B.pdf>

<https://www.explace.on.ca/files/file/58d03e8b756a2/Item-3-Parking-Study-Appendix-C.pdf>

At its meeting of May 14, 2019, City Council considered a report entitled "Exhibition Place - Cultural Heritage Landscape Assessment and Next Steps for Master Plan" which report recommended the adoption of a Master Plan framework for Exhibition Place to be undertaken by City Planning in coordination and consultation with The Board of Governors of Exhibition Place.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.26>

At its meeting of May 14, 2019, City Council considered a report entitled "Ontario Place Revitalization - Results of Subcommittee Consultation, Guiding Principles and Next Steps" which report recommended that City Council request the Province of Ontario work jointly with the City on the revitalization of Ontario Place and develop a coordinated planning process that leverages the opportunities and synergies of both the Ontario Place and Exhibition Place site.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.27>

COMMENTS

Background

At its meeting of August 14, 2014, the Board approved of the development of the Basketball Training Facility to be located in Parking Lot 856 that removed from use approximately 200 parking spaces. These lost spaces were replaced by removing the baseball diamond west of the Arts, Crafts & Hobbies Building (Medieval Times) and converting this space into a parking lot. In 2014, the baseball diamond was only used during the CNE Fair since it was not a regulation sized diamond that could be used by City Parks. Since 2015, the CNEA has continued to stage a Pee Wee Baseball Tournament but it is now held at the three diamonds located in Coronation Park.

Following approval by the Board, City Council, at its meeting of August 25, 26, 27 and 28, 2014, approved the development of the Basketball Training Facility and adopted additional provisions related to removal of the baseball diamond as follows:

- (a) MLSE fund a grounds-wide parking study costing up to \$200,000
- (b) MLSE deliver \$1.0 Million to be placed in a City reserve fund at the time of the issuance of the Building Permit for the Basketball Training Facility which funds are to be used for the restoration of the green space at Exhibition Place when a new parking facility is established
- (c) Develop a plan for a new parking facility at Exhibition Place to meet the needs of the tenants at the west end of the grounds
- (d) MLSE contribute \$1.8 Million to the creation of a new parking facility within a defined time horizon based on the findings of the grounds-wide parking study. The MLSE total contribution would be matched by the City (\$2.0 Million) and both parties would receive the net revenues of the parking proceeds until the contribution was repaid.

Since 2014, items (a) and (b) noted above have been completed and actions were also started with respect to (c) and (d). For the grounds-wide parking study funded by MLSE, Exhibition Place engaged WSP and at its meeting of February 12, 2016, the Board considered a report which outlined the development of a “pre-fab” parking structure which would increase the number of spaces by 115 at an estimated cost of \$4.0 Million (\$3.0 Million parking structure cost and \$1.0 Million capitalized development, engineering design, consulting, permits, parking study, contingency and other related expenses). As indicated in the study, the benefits of a pre-fabricated parking structure include the following:

- Pre-fabricated parking structures are becoming more commonplace in Europe and recently have been constructed in Ontario in Toronto, Guelph & Windsor.
- Meet or exceed Canadian Standards and CSA Specifications for parking structures.
- Utilize the most advanced, innovative techniques of construction resulting in free span modular parking bays.
- Require reduced construction time period, increased longevity, greater flexibility and increased volume.

Toronto Parking Authority Involvement

To address the actions listed in (c) and (d) above, Exhibition Place staff commenced discussions with the Toronto Parking Authority (TPA) about this project. Not only does TPA bring to the table its mandate to provide capital funding for parking facilities throughout the City, it provides its expertise at constructing and managing these facilities and a broader view of neighbourhood parking needs. While the necessity of this facility for Exhibition Place was to meet the parking needs of the tenants at the west end of the grounds, the TPA saw this as an opportunity to service the parking needs of Liberty Village and South Parkdale.

In the 2017 / 2018 period, Exhibition Place / TPA explored two locations for a structured parking facility: (1) Lot 854 (near the billboard sign in the lot near the Press Building); and (2) Lot 856 north of Medieval Times near the Dufferin Bridge. General assessment for each of these lots is as follows:

Lot 854 (near Press Building / Billboard Sign)	Lot 856 (north of Medieval Times)
Existing surface parking lot	Existing surface parking lot
Removal of substantial / central open space that could be used as event space	No impact on potential event use as small, awkward space
Close to tenanted premises	Close to tenanted premises
Distant / not easily accessible or visible for Liberty Village commuters / parkers	Closer, easily accessible and visible for Liberty Village commuters / parkers
Public use may be limited as sometimes located inside gates / event space and would be difficult or impossible for public use	Few limitations on use by public for parking year-round
In the area near but not immediately adjacent to a heritage building	Immediately adjacent to a heritage building
Access required through Exhibition Place roadway (Manitoba Drive) which is also a service road	Accessed via Dufferin Street & British Columbia Road which generally act more like a public highway
Greater distance from some of the west-end tenants (Liberty Grand, Medieval Times, Toronto Event Centre, Basketball Training Centre)	Closer to some of the west-end tenants (Liberty Grand, Medieval Times, Toronto Event Centre, Basketball Training Centre) but more distance from Queen Elizabeth Theatre

Lot 854 (near Press Building / Billboard Sign)	Lot 856 (north of Medieval Times)
Affected by crowd control measure that have to be put in place for BMO TFC games	Not affected by crowd control measures that have to be put in place for BMO TFC games and may assist with parking needs for these games which are problematic for the local neighbourhood

Following this analysis, Exhibition Place and TPA staff believe that Lot 856 would be the most appropriate location for the creation of a parking facility and TPA staff have indicated that they would be willing to move forward on the financial feasibility of this direction leading to financial participation (and possible management) of this new parking facility by TPA.

Timing of Next Steps

While many actions have been taken to set a direction for this new parking facility project (concept design, location, TPA partnership), there are major developments in the area that are not in the control of Exhibition Place which have prevented the project from moving forward.

(a) The Dufferin Bridge reconstruction has been delayed because of the decision by Metrolinx to electrify the Lakeshore West track which will have substantial impact on the elevation of both the bridge and Dufferin Street in front of the proposed new parking facility and also may impact access to that facility.

(b) The design of the extension of the Harbourfront LRT from the Exhibition Place loop to Dufferin Street commenced in 2018 and will likely not be completed until 2019 and will only then be at 30% design. This design will again impact Dufferin Street in the location of the proposed new parking facility. City staff is currently scheduled to report to Council in Q4 of this year on the funding and financing options for the procurement and construction phase of the Exhibition Loop to Dufferin Gate Loop extension.

(c) The City Waterfront Transit Reset Plan was adopted by City Council on January 31, 2018. This Plan proposes the extension of the Harbourfront LRT from the Exhibition Place loop to Dufferin Street and then west across the lands proposed for the new parking facility and south of the Gardiner Expressway to Colborne Lodge Drive, where it connects to The Queensway and continues on to South Etobicoke.

(d) Any advancement of transit improvements to the west end of Exhibition Place if planned and implemented in the short term may impact the parking needs.

(e) City Council at its meeting of May 14, 2019 approved a recommendation for City Planning to undertake a Master Plan exercise to provide direction for the future development of Exhibition Place and further directed that this Master Plan exercise be coordinated with the proposed revitalization of Ontario Place. Parts of the Master Plan exercise will include a study of the public realm including greenspaces, vehicular

networks, overall transportation plans / objectives including parking facilities. All of these areas are very pertinent to the development of any new parking facility on the grounds and the location of such a facility.

Accordingly, staff are recommending that the Board reserve making a final decision on the building of a new parking facility at this time or the reconversion of any existing parking to greenspace pending the completion of the Master Plan exercise. In addition, Exhibition Place staff will continue to work with TPA and MLSE to develop additional particulars about the proposed plan for the new facility in Parking Lot 856 and communicate all this information to City Planning to be considered as part of the Master Plan exercise.

CONTACT

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SIGNATURE

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