

City Clerk's Office

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**In reply please quote:
Ref.: 24-PH17.9**

(Sent by Email)

January 17, 2025

Ms. Allison Mendes
Chair, Board of Directors
CreateTO
Union Station East Wing
61 Front Street West, 3rd Floor
Toronto, Ontario M5J 1E5
allison.mendes03@gmail.com
trab@toronto.ca
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Dear Ms. Mendes:

**Subject: Planning and Housing Committee Item 17.9
Commuter Parking Opportunities for 777 Victoria Park Avenue (Ward All)**

City Council on December 17 and 18, 2024, adopted [Item PH17.9](#) and, in so doing, has requested the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO, and the Executive Director, Corporate Real Estate Management, in consultation with the President, Toronto Parking Authority, to:

- a. Undertake a parking utilization study of 705 Warden Avenue to determine available capacity;
- b. Undertake continued due diligence to further explore options for offsite paid Green P public parking facility as outlined in Confidential Attachment 1 to the report (November 21, 2024) from the Executive Director, Corporate Real Estate Management; and
- c. Report to City Council in or before the fourth quarter of 2025 with results of the parking utilization study at 705 Warden Avenue and the due diligence analysis to establish a new off site Green P parking facility, including updated financial estimates, and recommend the most suitable commuter parking solution(s).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Przedziecki".

for City Clerk

S. Przedziecki/mm

Attachment

Sent to: Chair, Board of Directors CreateTO
Chief Executive Officer, CreateTO

c. President, Toronto Parking Authority
City Manager

City Council

Planning and Housing Committee - Meeting 17

PH17.9	ACTION	Adopted		Ward: 20
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Commuter Parking Opportunities for 777 Victoria Park Avenue

City Council Decision

City Council on December 17 and 18, 2024, adopted the following:

1. City Council request the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO, and the Executive Director, Corporate Real Estate Management, in consultation with the President, Toronto Parking Authority, to:

- a. undertake a parking utilization study of 705 Warden Avenue to determine available capacity;
- b. undertake continued due diligence to further explore options for offsite paid Green P public parking facility as outlined in Confidential Attachment 1 to the report (November 21, 2024) from the Executive Director, Corporate Real Estate Management; and
- c. report to City Council in or before the fourth quarter of 2025 with results of the parking utilization study at 705 Warden Avenue and the due diligence analysis to establish a new off site Green P parking facility, including updated financial estimates, and recommend the most suitable commuter parking solution(s).

2. City Council authorize the public release of Confidential Attachment 1 to the report (November 21, 2024) from the Executive Director, Corporate Real Estate Management, following the conclusion of any real estate transactions.

Confidential Attachment 1 to the report (November 21, 2024) from the Executive Director, Corporate Real Estate Management remains confidential at this time in accordance with the provisions of the City of Toronto Act, 2006, at it pertains to a position to be applied to negotiations by or on behalf of the City of Toronto. Confidential Attachment 1 to the report (November 21, 2024) from the Executive Director, Corporate Real Estate Management will be made public following the conclusion of any real estate transactions.

Confidential Attachment - Position to be applied to negotiations by or on behalf of the City of Toronto

Summary

On July 24, 2024 City Council requested through item 2024.PH14.6 that the Deputy City Manager, Corporate Services, the Executive Director, Corporate Real Estate Management (“CREM”), and the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO to identify options for additional off-site Green P public parking to off-set the loss of

commuter parking at 777 Victoria Park Avenue as a result of the Housing Now project at this location. The item also directed the General Manager, Parks, Forestry and Recreation, in consultation with the Chief Planner and Executive Director, City Planning, and the Chief Executive Officer, CreateTO to identify parking opportunities at 781 Victoria Park Avenue, Dentonia Park Golf Course (the “Golf Course”), for Toronto Transit Commission’s (“TTC”) Victoria Park Station commuter use, with consideration of the impacts on Golf Course operations and other operational requirements. The purpose of this report is to provide an update on the progress of the review for parking alternatives, including at the Golf Course.

Following City Council’s direction to review the capacity of the Golf Course parking lot to accommodate commuter parking, CreateTO retained a consultant to undertake a parking utilization study. The study concluded that upon completion of the new TTC Passenger Pick-Up and Drop-Off (“PPUDO”) on-site, previously approved by Council, and which reduces the current capacity of the golf course parking from 55 to 47, remaining parking spaces will be required to support the Golf Course and parkland users. Any further reduction to the Golf Course parking lot for commuter use will have significant impact to the Golf Course’s operations and its continued viability.

CreateTO, and the Toronto Parking Authority, in consultation with CREM, continue to explore alternative sites for replacement commuter parking. Additional details are provided in this report and in Confidential Attachment 1.

Background Information (Committee)

(November 21, 2024) Report from the Executive Director, Corporate Real Estate Management on Commuter Parking Opportunities for 777 Victoria Park Avenue (<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-250939.pdf>)
Confidential Attachment 1 - Alternative Parking Options Explored and Preliminary Financial Estimates for Green P Parking Facility