REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

City Building Update – Toronto Parking Authority Properties – July 2026

Date: July 7, 2026
To: Board of Directors, Toronto Parking Authority
From: President, Toronto Parking Authority
Wards: All

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a proposed or pending acquisition or disposition of land by the City of Toronto.

SUMMARY

The purpose of this report is to provide Toronto Parking Authority (TPA) Board of Directors with an update on the advancement of key policy initiatives, programs and projects impacting TPA in relation to the City's Long-Term Financial Plan directions and the new City-Wide Strategic Parking Framework adopted by City Council in 2025.

In 2024, City Council adopted the City's Long-Term Financial Plan update which focused on leveraging city-wide real estate opportunities for affordable housing, complete communities and financial sustainability. TPA operated facilities on City land are included in this analysis for consideration of such opportunities, through a process led by CreateTO, in consultation with City divisions, agencies and corporations.

Further, in 2025, City Council adopted a city-wide strategic parking framework to guide a coordinated approach to parking to inform strategic decision-making.

This report provides the TPA Board with the current status of TPA facilities that have been identified for city building opportunities and initiatives, or which are otherwise being redeveloped through joint venture projects. Further updates about city building activities involving TPA facilities will continue to be provided to the TPA Board on an as-needed basis.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Toronto Parking Authority Board of Directors direct that Confidential Attachment 1 remain confidential in its entirety, as it deals with a proposed or pending acquisition or disposition of land owned by the City of Toronto.

FINANCIAL IMPACT

There is no financial impact related to this report.

DECISION HISTORY

City-Wide Parking Strategy
At its meeting on June 25 and 26, 2025, City Council adopted the City-Wide Strategic Parking Framework which sets out a comprehensive approach to managing motor vehicle public parking, including on-street and parking lots – to support city-building goals. This report was prepared by the City's Transportation Services division, in collaboration with other City divisions and agencies including the Toronto Parking Authority.
Agenda Item History - 2025.IE22.2

City Building Updates
At its meeting of May 15, 2025, TPA Board of Directors adopted item PA14.10 - City Building Activity Update - 2024 Fourth Quarter. The report provided an update on the TPA's portfolio and intended future uses for select TPA assets.
Agenda Item History - 2025.PA14.10

At its meeting of October 6, 2023, TPA Board of Directors adopted item PA6.9 – City Building Activity Update - 2023 Third Quarter. The report provided the current status of TPA facilities identified for city building opportunities and initiatives or which are otherwise being redeveloped through joint venture projects.
https://secure.toronto.ca/council/agenda-item.do?item=2023.PA6.9

At its meeting of March 3, 2023, TPA Board of Directors adopted item PA2.8 – City Building Activity Update – 2023 First Quarter. The report provided an update on the advancement of key policy initiatives, programs and projects impacting the TPA.
https://secure.toronto.ca/council/agenda-item.do?item=2023.PA2.8

City Long Term Financial Plan Updates
At its meeting of February 29, 2024, City Council adopted item EX12.4 – Long-Term Financial Plan Update: Leveraging City-Wide Real Estate Opportunities for Affordable Housing, Complete Communities and Financial Sustainability. The report directed the City to undertake a review of all off-street, transit oriented, City-owned parking facilities that may support Council's housing, community or fiscal goals and better align municipal parking services to City and Provincial planning policies, and to report back to City Council by fourth quarter of 2024 with a list of priority sites, timelines and resource requirements for due diligence to determine 'parking-to-homes' and/or community infrastructure opportunities.
https://secure.toronto.ca/council/agenda-item.do?item=2024.EX12.4
https://secure.toronto.ca/council/agenda-item.do?item=2023.PA6.9

At its meeting of September 6, 2023, City Council adopted item EX7.1 – Updated Long-Term Financial Plan. The Plan identifies and considers immediate and long-term opportunities to address the City's fiscal challenges, including options to review operating expenditures, financial incentives, new and existing revenue tools, capital prioritization, asset transactions, and intergovernmental funding arrangements.
https://secure.toronto.ca/council/agenda-item.do?item=2023.EX7.1
https://secure.toronto.ca/council/agenda-item.do?item=2023.PA2.8

COMMENTS

As a whole, the TPA operates parking at 293 facilities including surface car parks and parking structures (above and/or below-grade parking garages), of which 102 are operated on behalf of City divisions or agencies such as P&R, EDC, TSSS, TTC, etc. 30 managed under private agreements with non-City agencies and the remaining 161 forming part of the TPA's stand alone portfolio. The properties under the City's ownership have generated significant interest from the development community, other City Divisions and City Council as land assets that can be leveraged to advance various city-building initiatives.

Surplus Properties (as of 2023)

Prior to the 2024 Long Term Financial Plan update, in 2023, TPA identified 26 properties under its operational management that were surplus to its needs. The list of sites includes underperforming car parks and properties that are vacant or currently used for non-parking purposes that cannot feasibly be developed into parking facilities.

As part of the determination for next steps in the future use of the lands, CreateTO is working with its various City Division, Agency & Corporation (DAC) partners to gauge interest in the properties and assess the ultimate end user against City-wide priorities. Additional updates will be provided as more information becomes available and as lands progress through the development processes.

Long Term Financial Plan: Parking to Homes Initiative

Through the Parking to Homes initiative outlined in item EX12.4 Long-Term Financial Plan Update adopted in 2024, CreateTO is reviewing off-street, transit oriented, City-owned parking facilities that can support Council's housing, community or fiscal goals and better align municipal parking services to City and Provincial planning policies.

As part of this work, 130 properties under TPA's operational management were selected to be considered for this initial analysis. As work progresses, the initial selection of 130 properties will be refined to consider where development is constrained or not currently feasible. The remaining sites will be assessed for real estate potential, impacts to local parking supply/demand and proposed financial and community impacts as a result of potential repurposing.

Ultimately, this work will culminate in recommendations and proposed strategies for the 130 TPA car parks, as refined, which may include 1) disposition; 2) change in use (including affordable housing or community uses); or 3) TPA's continued use of the sites. The 130 sites that are subject to this review and analysis are distinct from the 26 sites that TPA identified in 2023 as surplus to its operational needs.
Management is actively engaged with CreateTO in the ongoing due diligence process to ensure the analysis reflects the financial and community value that is currently provided through TPA's operation of the sites under consideration. When recommendations for site(s) are complete, they will be brought forward to City Council for approval by CreateTO, in collaboration with TPA and updates to the Board will be provided. Draft recommendations of the refined 130 properties are expected to be available in Q4 2026.
City-Wide Parking Strategy

As part of the development of a City-Wide Parking Strategy, TPA worked closely with the Transportation Services Division and other relevant stakeholders to provide guidance and clarity on the mandates and policies governing the City's ecosystem of parking programs and services. In June 2025, City Council adopted the City-Wide Strategic Parking Framework as a comprehensive approach to managing public parking to support city-building goals. Management will continue to collaborate with Transportation Services to provide an update to the Board on the implementation plan for this Framework at a future meeting.

Conclusion and Next Steps

The current status of the sites that have so far been identified for city building opportunities and/or initiatives, or which are otherwise being redeveloped through joint venture projects is provided in Confidential Attachment 1 to this report. TPA will continue to work with CreateTO, CREM and its City partners on the assessment of TPA facilities where there is an identified city-building interest, including surplus and Parking to Homes sites.

CONTACT

Adamo Donatucci, Vice President, Business Development and Stakeholder Engagement, Toronto Parking Authority,
(416) 393 7292, adamo.donatucci@greenpmobility.com

Sonali Chakraborti, Director, Stakeholder Engagement, Toronto Parking Authority
(416) 393 7370, sonali.chakraborti@greenpmobility.com

Michael Norton, Chief Development Officer, CreateTO
(437) 533 8163, mnorton@createto.ca

SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Confidential Attachment 1 - Status of TPA Facilities Involving City-Building Activities