



University of Toronto

Office of the Assistant Vice-President, Space and Facilities Planning

TO: Planning and Budget Committee

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AGENDA ITEM: 11

ITEM IDENTIFICATION: Project Planning Report for a Parking Garage at the University of Toronto at Mississauga (UTM).

JURISDICTIONAL INFORMATION:

PREVIOUS ACTION TAKEN:

HIGHLIGHTS:

A project planning committee was established in February 2005 for a new above grade parking structure on the UTM campus. A requirement for additional parking had been previously identified as approximately 3300-3500 spaces with anticipated enrolment growth. The current inventory of 2600 parking spaces was not expected to accommodate the commuter population.

Included with the anticipated construction of the parking garage, was an opportunity to address storm water management on the campus.

The Project Planning Committee reviewed a variety of options to provide additional parking on the campus. The Resource Planning and Priorities Committee at UTM subsequently approved a motion to proceed with an option that identified an alternate delivery of parking services for the campus and requested that alternate funding possibilities be investigated.

Proposals to finance, build and operate a parking garage were received from several consortiums. However, the financial arrangements that were proposed retained the responsibility for the cost of the project with the University, and consequently, this option was rejected.

Instead, the Project Planning Committee focused on a review of the existing parking operations, demand and future requirements, with a view to increasing efficiencies and perhaps reducing or eliminating the requirement for a garage altogether.

The results of these investigations were as follows:

- a) the number of existing unreserved parking spaces could be increased by reducing the number of spaces designated as reserved addressing the current patterns of parking demand.

- b) more efficient layout of the parking lots would result in additional spaces.
- c) no additional spaces over those realized by operational change would be required at this time providing there was no encroachment on existing spaces.

The Committee also recognized that attempting to reduce automobile demand to the campus was an important initiative, one that the University was undertaking and should continue to do so. A carpool program is in effect and UTM is seeking the implementation of a U-pass system from transit authorities.

The Project Planning Committee concluded that the UTM campus does not appear to require a new parking structure prior to 2009-10. With ever increasing enrolment and associated capital expansion more parking will be required after 2010. Replacement parking may be required earlier should capital expansion occur on existing surface parking lots. UTM Parking Services is closely monitoring parking demand and report to The Resource Planning and Priorities Committee at UTM annually.

RECOMMENDATIONS:

It is recommended:

1. THAT a parking garage on the UTM campus not be constructed at this time
2. THAT parking demand on the UTM campus be monitored on an annual basis.
3. THAT alternative solutions to minimize the use of automobiles be examined.