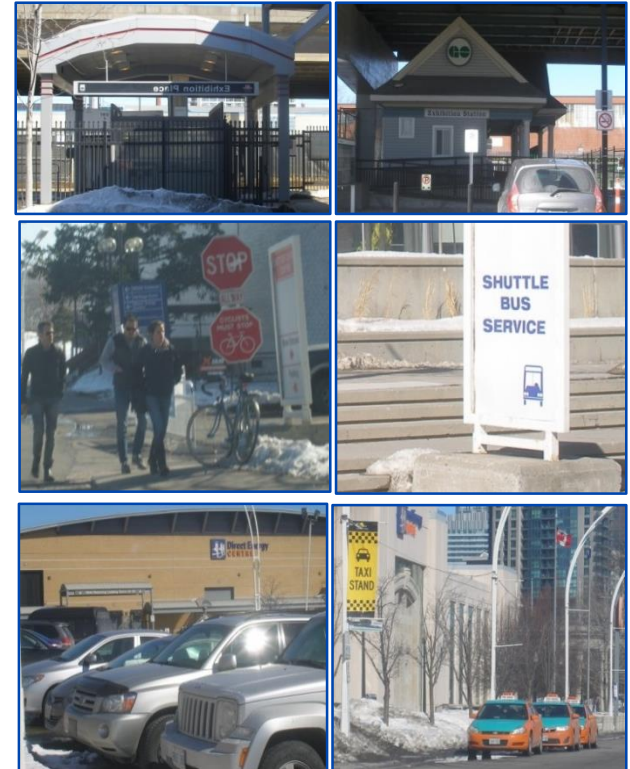


Parking Consulting Services for Exhibition Place

Project Summary and Recommendations

February 12, 2016



Schmied Communications



**PARSONS
BRINCKERHOFF**



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THE PROJECT OBJECTIVES

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- **A comprehensive parking study**, to include and consider the location and costing of a new parking facility.
- **A parking strategy** which recommends how best to plan for the future and alleviate the current parking stresses using a 10 year horizon; looks proactively at the increased use of the grounds and assesses unidentified parking demand.

Site Challenges:

- Size of site, multiple buildings, multiple events
- Parking demand and supply varies by event, hour, day & season
- Proximity of parking location to destination
- Site parking demand and supply will change as site intensifies
- Traffic congestion on external roadways
- Perception of parking deficiency on site at all times

PHASE 1	TASK 1: PROJECT INITIATION MEETING
	TASK 2: MEETING WITH EXHIBITION PLACE, CITY AND TRANSIT OPERATORS' STAFF
	TASK 3: INVENTORY AND REVIEW EXISTING PARKING AND TRFFIC CONDITIONS
	TASK 4: REVIEW HERITAGE CONDITIONS
	TASK 5: ON-SITE STRUCTURE REVIEW
	TASK 6: REVIEW BEST PRATICES AND BENCHMARK CONDITIONS
	TASK 7: ON-SITE PARKING AND PARKING SURVEYS
	TASK 8: FACILITATION AND CONSULTATION
PHASE 2	TASK 9: SUMMARY OF EXISTING ISSUES
	TASK 10: MODEL DEVELOPMENT AND FORECAST OF FUTURE PARKING DEMAND
	TASK 11: PARKING STRATEGY WORKSHOP
	TASK 12: REFINEMENT OF FUTURE PARKING DEMAND FORECAST
	TASK 13: SITE SELECTION FOR NEW FACILITY
	TASK 14: BUSINESS CASE FOR NEW PARKING FACILITY
PHASE 3	TASK 15: PARKING STRATEGY
	TASK 16: PRESENTATION TO BOARD

STUDY FINDINGS



FINDINGS: STAKEHOLDERS' IDENTIFIED CHALLENGES

1. Shortage of Parking & Designated Parking
2. Use of Alternative Modes of Travel
3. Communications
4. Insufficient Signage
5. Parking Planning & Management
6. Off-site Parking & Traffic Management

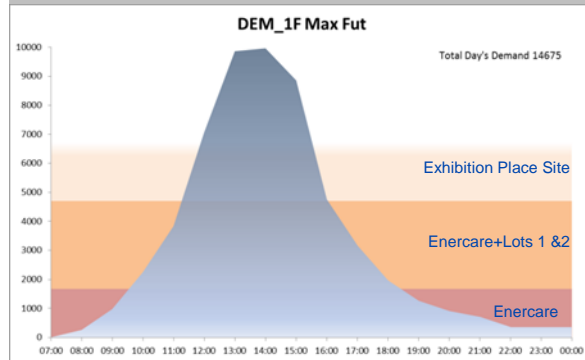
FINDINGS: SITE OPERATIONS

1. Traffic Congestion and long queue on and off the site
2. Dated Parking Equipment & Technology
3. Incomplete or poor Communications and Signage
4. Insufficient Traffic Management Planning
5. Poor Maintenance of Parking Lots
6. Lack of Security Presence (surveillance)

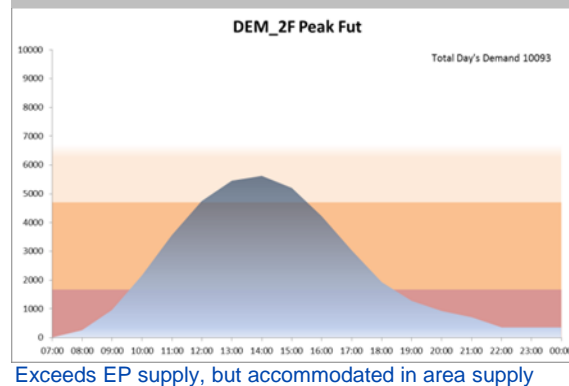
FINDINGS: PARKING SUPPLY AND DEMAND

1. 90% of the year, there will be sufficient parking spaces on Exhibition Place grounds to accommodate parking demand
2. On 36 days - 10% of the year, Exhibition Place parking supply will not be sufficient for a period of the day
 - On 13 of the 36 days the wider area parking supply will not be sufficient, over a few hours

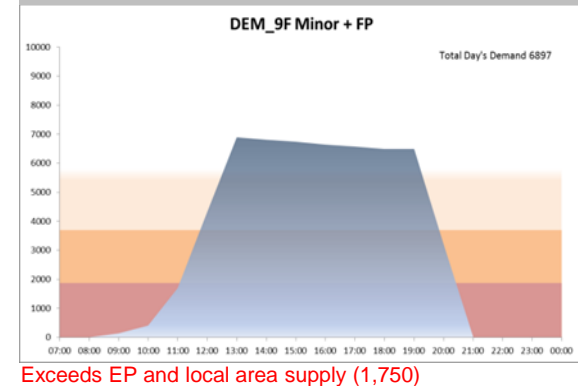
1 Time: The Home Show + Sporting Event



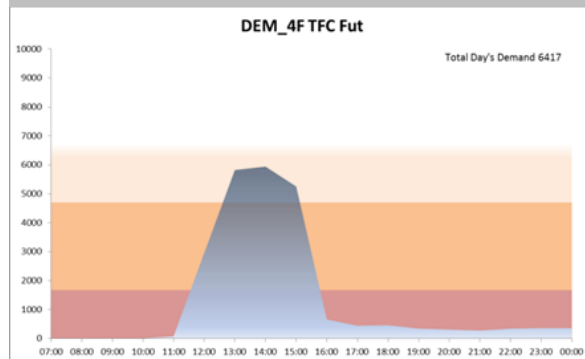
6 Times: Major Shows



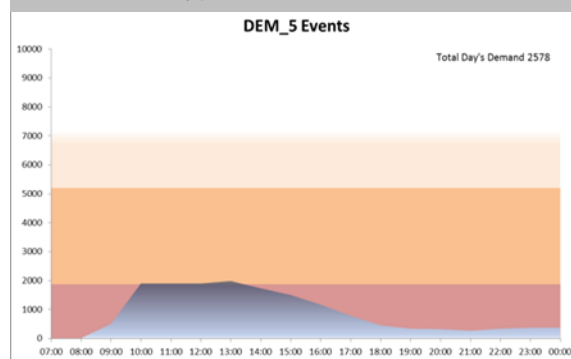
12 Times: Minor Show + Ontario Place



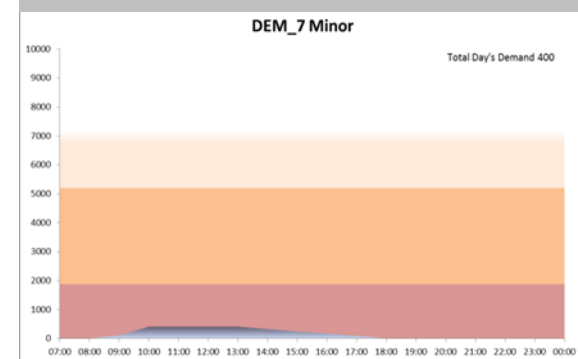
17 Times: Major Sporting Events



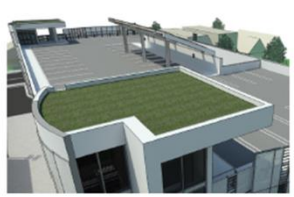
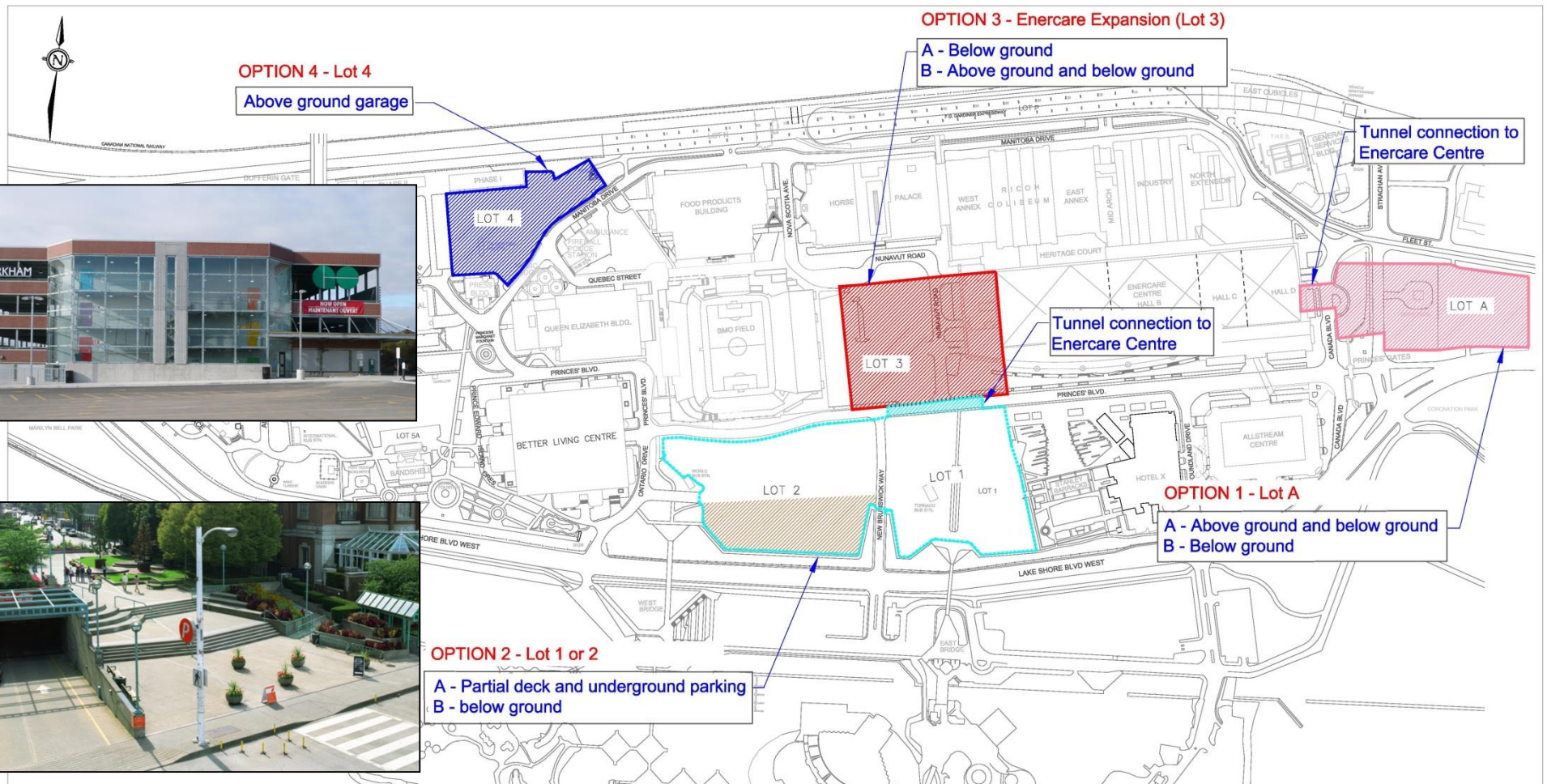
59 Times: Typical Events



215 Times: Minor Events



POTENTIAL PARKING STRUCTURE LOCATIONS 8



FINDINGS: GARAGE - FINANCIAL ASSESSMENT

	2	3	4	5
30 Year Assessment @ 5% Discount Rate	Future Base: Enercare Expansion	Lot A, 1 or 2 - New Undergrd	Lot 4 - Prefab Garage	Lot A or 4 - Prefab Garage
Total Site No. of Spaces On Site	5,408	5,408	5,408	5,408
No. of Spaces Added		1,000	150	1,000
Option No. Of Space on Site		6,408	5,558	6,408
Annual No. of Vehicles that will Park On Site	559,350	590,107	563,714	590,107
Annual Revenue Ex Place	\$ 9,300,000	\$ 10,700,000	\$ 9,535,000	\$ 10,700,000
Capital Cost per Space for Option		\$ 63,000	\$ 20,000	\$ 20,000
Total Capital Cost of Option		\$ 63,000,000	\$ 3,000,000	\$ 20,000,000
Annual Maintenance Costs		\$ 350,000	\$ 30,000	\$ 200,000
Refurb Costs (after 25 years)		\$ 15,750,000	\$ 750,000	\$ 5,000,000
PV Cost		\$72,516,000	\$3,429,000	\$22,858,000
Annual Net Revenue Difference		\$ 1,050,000	\$ 205,000	\$ 1,200,000
PV Benefits		\$ 15,443,000	\$ 3,015,000	\$ 17,649,000
Net PV		\$ (57,073,000)	\$ (414,000)	\$ (5,209,000)

→ Based on Net Present Value assessment, a parking structure is not financially viable.

30 Year Assessment @ 0% Discount Rate	Future Base: Enercare Expansion	Lot 4 - Prefab Garage
Total Site No. of Spaces On Site	5,408	5,408
No. of Spaces Added		150
Option No. Of Space on Site		5,558
Annual No. of Vehicles that will Park On Site	559,350	563,714
Annual Revenue Ex Place	\$ 9,300,000	\$ 9,535,000
Parking Structure Cost per Space		\$ 20,000
Total Parking Structure Cost		\$ 3,000,000
Capitalized development, engineering, design, consulting, permits, parking study, contingency & other related expenses		\$ 1,000,000
Total Capital Cost	\$ -	\$ 4,000,000
Annual Maintenance Costs		\$ 30,000
Refurb Costs (after 25 years)		\$ 750,000
Annual Net Revenue Difference		\$ 205,000
Payback Period on Structure		19.5 Years

→ Based on \$4 million construction contribution by MLSE and the City a **150 space prefab structure** is viable but payback is almost 20 years.

CONCLUSIONS



CONCLUSIONS: OVERALL STUDY

1. Parking supply of approximately 6,000 spaces on Exhibition Place grounds is adequate.
2. Based on current available information for Exhibition Place operations for the next 10 plus years, **a parking garage is not required.**
3. When plans for **Ontario Place redevelopment** is available the combined (Ontario Place and Exhibition Place) **parking need should be re-examined** regarding a parking structure.
4. The **\$4,000,000** contribution from MLSE and the City **should be used to enhance transportation** (parking, transit, cycling and walking) conditions on Exhibition Place grounds.
5. Immediate measures should be taken to enhance existing and form new **partnerships with Metrolinx and TTC to enhance transit** service to Exhibition Place.
6. **Significant improvements** are required on Exhibition Place grounds to improve:
 - transit, pedestrian and cycling facilities
 - signage
 - parking equipment
 - maintenance of parking facilities
7. **Develop Traffic and Parking Management Plans** to address major events on the site

RECOMMENDATIONS



RECOMMENDATIONS: SHORT-TERM (2017)

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Final Report	Parking Strategy Initiative	Cost
11.2 A 4	Start to optimize on-site parking supply - Lots 4, 5, 5A and 6	\$2,300,000
11.2 B (iv)	Partnership with Ontario Place, Metrolinx and TTC on transit	\$150,000
11.3 C (ii)	Provide 2 large on-site transit shelters	\$40,000
11.5.1, B	Upgrade existing Pay & Display machines to 3G network	\$75,000
11.5.3, A	Acquire Pre-Purchase Parking Fee Barcode Software	\$75,000
11.5.4, A	Acquire mobility payment parking by working with TPA and Ontario Place	\$10,000

RECOMMENDATIONS: MEDIUM-TERM (2018-2023)

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Final Report	Parking Strategy Initiative	Cost
11.2 A 4	Continue to optimize on-site parking supply - Lots 4, 5, 5A and 6	\$2,300,000
11.3 B	Extra GO Train services for special events	TBD
11.5.1, C	Upgrade to contactless Interac Flash Debit Card for P&D machines	\$20,000
11.5.1, D	Acquire Parking Management Software	\$75,000
11.5.2, A	Acquire Pay-on-Foot parking access control system for Enercare	\$500,000
11.6, A	Acquire "Lot Full" display and real-time parking availability for Enercare	\$50,000
11.6, C	Develop a user-friendly multi-modal transportation real-time website	\$40,000

RECOMMENDATIONS: LONG-TERM (2024-2029)

Final Report	Parking Strategy Initiative	Cost
11.6, B	Acquire digital campus-wide parking guidance system	\$3,000,000

RECOMMENDATION: TRAFFIC MANAGEMENT PLAN

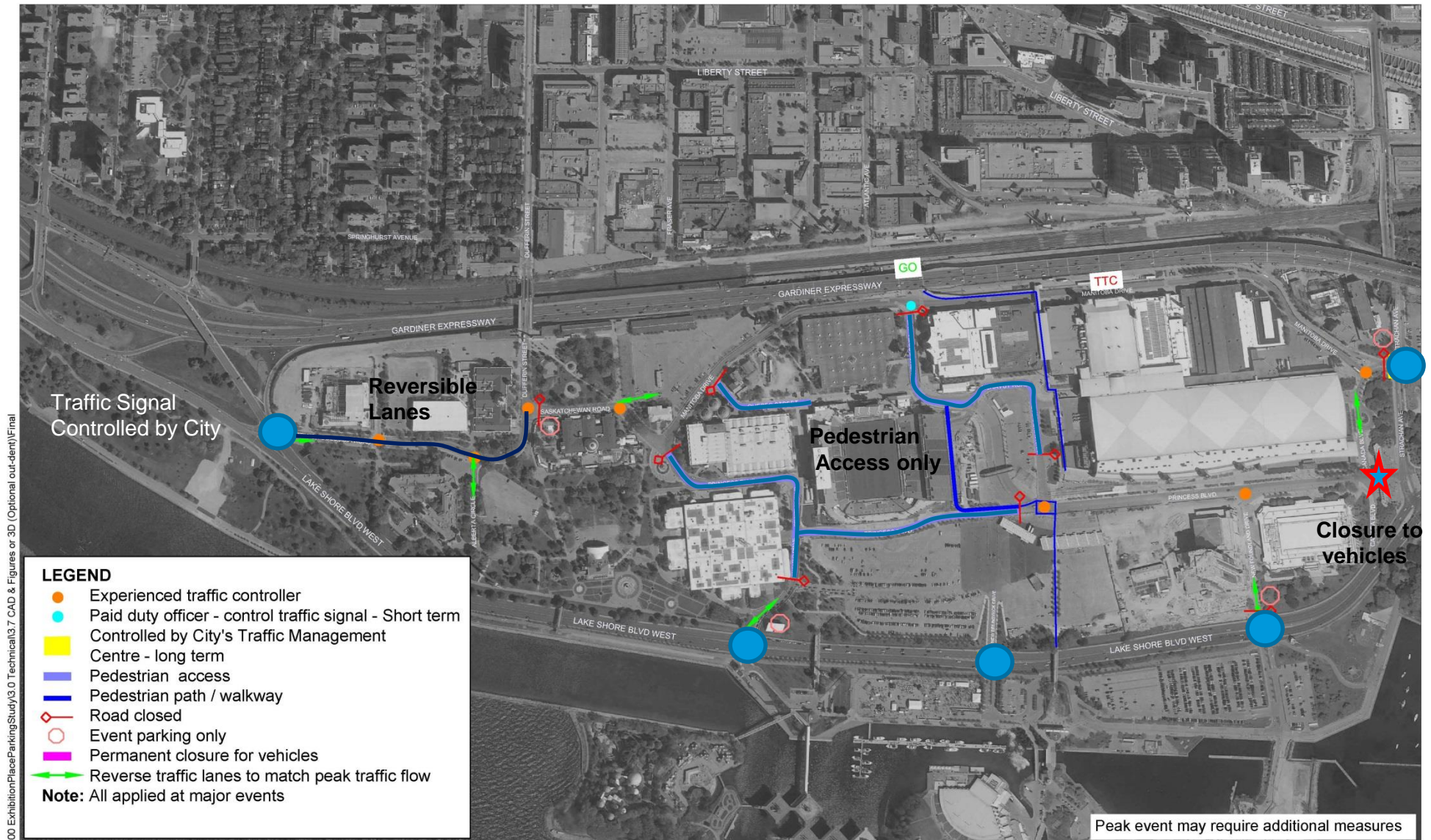


Exhibit ES - 13
Traffic Management Plan - Short to Medium Term
Exhibition Place Parking Study

THANK YOU