



Community and Health Services Department
Housing York Inc.

Memorandum

To: Members of the Housing York Inc. Board of Directors

From: Rick Farrell
General Manager

Date: January 26, 2017

Re: **Housing York Inc. Parking Update**

Background

Housing York Inc. (Housing York) has received a number of communications from tenants and members of their families expressing concerns about the limited availability of tenant and visitor parking at Fairy Lake Gardens, Newmarket and at the Richmond Hill Hub. Staff are currently reviewing the Parking Policy and will be proposing amendments for Board consideration later this year. This memorandum provides context for the current parking challenges as well as an update on Housing York's approach to addressing these challenges.

Parking at Fairy Lake Gardens

The key challenge at Fairy Lake Gardens is limited parking for visitors to the building. Fairy Lake has two buildings with a total of 153 units and 62 parking spaces. The buildings were constructed under the federal/provincial public housing program in 1967 and 1971. Public housing programs at that time only provided for .5 parking spaces per seniors' unit. The buildings also pre-date the current requirements for larger accessible parking spaces for people with disabilities. Over time, the total number of parking spaces has been further reduced to accommodate three accessible parking spaces. When a vacancy is offered, the applicant is informed as to whether or not a parking space will be available for rent. Applicants who decline the offer because they need parking are considered for the next suitable vacancy.

At Fairy Lake Gardens, paid assigned parking was implemented in 2016. To ensure all tenants requiring assigned parking spaces were served, visitor parking at this location was reduced from seven parking spaces to four. Family members of tenants have expressed concern with the availability of visitor parking. Many request parking spaces close to the buildings for themselves or caregivers for several hours at a time in order to provide supports to their family members. Given the limited availability of parking, Housing York's current policy allows tenants to rent spaces for their own vehicles only. Family members have asked to rent spots for themselves and/or support workers, which is not currently permitted under the Parking Policy.

At Fairy Lake Gardens, as move-outs occur, units will be rented to tenants who do not require parking. This will enable Housing York to return to seven visitor spaces, likely by late spring.

Parking at Richmond Hill Hub

There are 202 units at the Richmond Hill Hub, with a total of 131 parking spaces, as outlined in Table 1.

Table 1
Parking at Richmond Hill Hub

Location	Accessible	Tenant	Visitors	Commercial	Total
Above Ground	2	9	19	6	36
Underground	4	83	0	8	95
Total	6	92	19	14	131

The approved residential unit to parking space ratio for the Richmond Hill Hub is 0.65 parking spaces per residential unit. Once visitor and commercial parking requirements are factored in, only 0.50 spots can be used by each residential unit. This includes six accessible spaces. Housing York is not permitted to assign these spaces to a tenant. Accessible parking spaces must be made available to anyone with a permit on a first-come, first-serve basis. Without the accessible spaces, there are only 0.45 parking spaces per unit.

As with all buildings with limited parking spaces, potential tenants were informed whether or not parking was available for them. Tenants who chose to accept units without parking were given the option of adding their names to a parking waiting list. The Richmond Hill Hub sold out of parking on October 21, 2015. There are currently 45 tenants on the waiting list for parking at this location.

Given the high demand for parking, Housing York has contacted two neighbouring commercial property owners and the adjacent non-profit housing provider to explore renting off-site parking options. Unfortunately, they are not open to an agreement with Housing York.

Parking Accommodations and Interim Measures

While waiting for turnover in parking spots, Housing York continues to try to find suitable local parking for tenants residing at the Richmond Hill Hub. If successful, those spaces will be offered to residents who are capable of managing the walk.

Housing York's next two projects have higher parking ratios. The Woodbridge redevelopment project has 162 units and a total of 198 parking spaces: 148 tenant parking spaces; 17 commercial spaces; and 33 visitor parking spaces. Similar parking ratios are expected for the Unionville project. Higher parking ratios impact overall project construction costs. Recent developments are in higher density areas where parking is provided underground. Generally underground parking costs between \$40,000 and \$50,000 per space to construct.

Policy Options under Consideration

Housing York last updated their Parking Policy in 2014. Implementation of the policy is currently being assessed to inform a 2017 report to the Board. Recommendations to enhance the policy could include:

- Exploring opportunities to adjust the visitor/tenant parking ratio.
- Developing a pricing strategy that considers tenant needs and balances parking demand with the cost of providing parking.
- Exploring opportunities to more effectively use commercial parking spaces, for example, negotiating tenant access to commercial parking spaces if they are not required for commercial use outside of business hours.
- Monitoring parking demand at current sites to inform planning of parking ratios for future projects.

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