

Parking Evaluation Step One: Screening Onsite Versus Offsite Parking Alternatives

Category	Onsite Parking Facility	Offsite Parking Facility
Natural Environment	Less Preferred <ul style="list-style-type: none"> Construction related impacts minimized by siting facility on existing asphalt surface parking area at Ontario Place. 	Preferred <ul style="list-style-type: none"> Uses existing facilities with minimal to no construction related impacts.
<i>Preference</i>	Less Preferred	Preferred
Social Environment	Preferred <ul style="list-style-type: none"> Closeness and easy access to facilities and activities at Ontario Place. 	Less Preferred <ul style="list-style-type: none"> Requires users to travel to site from parking (limited option of only Exhibition Place for parking).
	Preferred <ul style="list-style-type: none"> Provides users with parking options on-site. 	Less Preferred <ul style="list-style-type: none"> Can be designed to provide more direct pedestrian access to Ontario Place.
	Preferred <ul style="list-style-type: none"> Impacts traffic on Lake Shore Boulevard since that is the only road providing access to the parking area. 	Less Preferred <ul style="list-style-type: none"> Impacts traffic on Lake Shore Boulevard from different entrances to Exhibition Place.
<i>Preference</i>	Preferred	Less Preferred
Cultural Environment	Less Preferred <ul style="list-style-type: none"> Depending on type of parking structure potential to restrict or partially restrict heritage views at Ontario Place. 	Preferred <ul style="list-style-type: none"> No impact on heritage views.
<i>Preference</i>	Less Preferred	Preferred
Technical Environment	Less Preferred <ul style="list-style-type: none"> Challenging to work with waterfront location. 	Preferred <ul style="list-style-type: none"> No site constraints or impacts on future development options at Ontario Place.
	Less Preferred <ul style="list-style-type: none"> Potential to impact future development at Ontario Place. 	Preferred <ul style="list-style-type: none"> Protects Mainland for development options and can meet changing future parking trends.
	Less Preferred <ul style="list-style-type: none"> Phasing needed to permit use of surface parking during construction of parking facility. 	Preferred <ul style="list-style-type: none"> Can continue to use existing surface parking in the short term at Ontario Place.
<i>Preference</i>	Less Preferred	Preferred
Economic Environment	Less Preferred <ul style="list-style-type: none"> High construction costs to address constrained space, water table and soil quality and mitigation of impacts on Islands and Lake Shore Boulevard. 	Preferred <ul style="list-style-type: none"> Low construction cost.

Category	Onsite Parking Facility	Offsite Parking Facility
	Preferred <ul style="list-style-type: none"> Site owned by the Province with user parking revenues paid to the Province. 	Less Preferred <ul style="list-style-type: none"> Requires coordination with City of Toronto (including Exhibition Place master plan).
		Less Preferred <ul style="list-style-type: none"> Loss of user parking revenues to City of Toronto.
<i>Preference</i>	Preferred	Less Preferred
OVERALL PREFERENCE	Preferred Provides easy access to Ontario Place and parking options on-site and will bring user parking revenues to the Province.	Less Preferred

 Green shading represents preferred.

 Yellow shading represents less preferred.