




## Parking Evaluation Step Two: Comparison of Onsite Parking Structures

Note: More than 2 alternatives are being evaluated so another preference of “least preferred” was added.

Category	Aboveground Structure	Belowground Structure	Surface Parking Lots	Combination of Surface Parking and Belowground
Natural Environment	<b>Preferred</b> <ul style="list-style-type: none"> <li>Construction related impacts to existing asphalt parking area.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Construction related impacts to existing asphalt parking area.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Impacts from construction of parking improvements limited to existing asphalt parking areas.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Construction related impacts to existing asphalt parking areas.</li> </ul>
	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>No opportunity for revegetation.</li> <li>Opportunity to redirect run-off away from Lake Ontario.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Provides opportunity for revegetation of Mainland by removing existing asphalt parking lots on east and west sides of Mainland and redirect run-off away from Lake Ontario.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Limited opportunity to naturalize existing parking lots.</li> <li>Impacts lagoons and water quality through run-off to Lake Ontario.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Provides opportunity for revegetation of large surface area on west side of site and potential to naturalize surface parking lot on east side and redirect run-off way from Lake Ontario.</li> </ul>
<i>Preference</i>	<b>Least Preferred</b>	<b>Preferred</b> Provides opportunity to revegetate existing asphalt parking lots and redirect run-off.	<b>Less Preferred</b>	<b>Preferred</b> Provides opportunity to revegetate asphalt parking areas and redirect run-off.
Social Environment	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Potential traffic impacts on Lake Shore Boulevard West with increased number of parking spaces on west side of Mainland zone.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Potential traffic impacts on Lake Shore Boulevard West with increased number of parking spaces on west side of Mainland zone.</li> </ul>	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Traffic impacts due to access/egress issues to existing parking lots.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Potential traffic impacts on Lake Shore Boulevard West with increased number of parking spaces divided between east and west entrances.</li> </ul>
	<b>Preferred</b> <ul style="list-style-type: none"> <li>Moderate user parking fees</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>High user parking fees.</li> </ul>	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Highest user parking fees due to limited spaces available.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>High user parking fees (split between below ground and surface parking).</li> </ul>

Category	Aboveground Structure	Belowground Structure	Surface Parking Lots	Combination of Surface Parking and Belowground
<i>Preference</i>	<b>Preferred</b> Traffic impacts but lower parking fees for users.	<b>Less Preferred</b>	<b>Least preferred</b>	<b>Less Preferred</b>
Cultural Environment	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Blocks views to heritage structures (pods and Cinesphere) and to Lake Ontario.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>No impact to views to heritage structures or Lake Ontario</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>No impact to views to heritage structures or Lake Ontario</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>No impact to views to heritage structures or Lake Ontario</li> </ul>
<i>Preference</i>	<b>Least Preferred</b>	<b>Preferred</b> No impact to views.	<b>Preferred</b> No impacts to views.	<b>Preferred</b> <ul style="list-style-type: none"> <li>No impacts to views.</li> </ul>
Technical Considerations	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Limits potential redevelopment of west side of the Mainland.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Optimal use of the site for potential redevelopment of the Mainland.</li> </ul>	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Limits potential redevelopment of east side of the Mainland.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Optimal use of the west side but limits east side for potential redevelopment of the Mainland.</li> </ul>
	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Technical challenges working with soil quality and water table.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Technical challenges working with soil quality and water table.</li> </ul>	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Requires improvements to existing surface lots to address operational issues.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Technical challenges working with soil quality and water table only for belowground structure.</li> </ul>
	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Provides flexibility in size of parking structure.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Provides flexibility in size of parking structure.</li> </ul>	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>Limited parking with only two small Mainland lots.</li> <li>Existing surface parking is constrained in size due to location between Lake Shore Boulevard West and Lake Ontario waterfront.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Provides greater flexibility in parking options and size of parking structure.</li> </ul>
<i>Preference</i>	<b>Least Preferred</b>	<b>Less Preferred</b>	<b>Least Preferred</b>	<b>Preferred</b>
Economic Environment	<b>Least Preferred</b> <ul style="list-style-type: none"> <li>High capital costs</li> <li>Highest operating and maintenance costs.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Highest capital costs</li> <li>Lower operating and maintenance costs.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Low capital costs</li> <li>Low operating and maintenance costs</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Highest capital costs</li> <li>Lower operating and maintenance costs</li> </ul>

Category	Aboveground Structure	Belowground Structure	Surface Parking Lots	Combination of Surface Parking and Belowground
	<b>Preferred</b> <ul style="list-style-type: none"> <li>Provincial ownership of structure with greater number of parking spaces generating revenues to the Province.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Provincial ownership of structure with greater number of parking spaces generating revenues to the Province.</li> </ul>	<b>Less Preferred</b> <ul style="list-style-type: none"> <li>Provincial ownership of structure with fewer number of parking spaces generating revenues to the Province.</li> </ul>	<b>Preferred</b> <ul style="list-style-type: none"> <li>Provincial ownership of structure with greater number of parking spaces generating revenues to the Province.</li> </ul>
<i>Preference</i>	<b>Least Preferred</b>	<b>Less Preferred</b>	<b>Preferred</b>	<b>Less Preferred</b>
OVERALL PREFERENCE	<b>Least Preferred</b>	<b>Less Preferred</b>	<b>Least Preferred</b>	<b>Preferred</b> Provides greatest on-site parking and flexibility in parking options for site users. Maintains heritage views and views of Lake Ontario, opportunity for future development of west side of Mainland (including revegetation) and lower operating and maintenance costs.

-  Green shading represents preferred.
-  Yellow shading represents less preferred.
-  Red shading represents least preferred.