BA Group

MEMORANDUM

TO
Mark Mueller, Transportation Planner, Municipal Parking, City of Mississauga

FROM	CC	PROJECT	DATE
Natalie Tsui, BA Group	Anne Messore, Starlight Matthew Cesta, Starlight Christine Trinh, Starlight Emily Reisman, USI Desi Simova, USI Stuart Anderson, BA Group	7484-15 – 1315 Silver Spear	July 24, 2025

RE: PARKING ADDENDUM (FILE OZ OPA 18-005 W3 EPLANS SPA 101533)

On July 21, 2025, the Applicant (Starlight) met with City Planning staff to discuss the City's Parking Review Comments for 1315 Silver Spear Road (dated July 11, 2025). As requested by City staff, this follow-up memo summarizes how the October 2023 and July 2025 rent and parking roll data support the proposed residential vehicular parking supply rate of 0.84 spaces per unit for the 1315 Silver Spear Road proposal.

1.0 OCTOBER 2023 RESIDENT PARKING DEMAND

Resident parking demand data, based on the October 2023 rent and parking roll, was reviewed as part of the analysis outlined in the November 2023 Urban Transportation Considerations Report by BA Group, and the April 2025 Transportation Update Addendum and Response to Comments by BA Group. The data summarized in this section is consistent with the November 2023 and April 2025 submissions.

As summarized in **Table 1**, 93 of the 98 available resident parking spaces were leased, resulting in 5 vacant spaces, in October 2023. While this rate seems to demonstrate a high parking utilization, further analysis indicates that the building is currently over supplied with resident parking, at a rate of 1.05 residential spaces per unit, which is higher than the as-of-right permissions of the current zoning by-law, City of Mississauga's Zoning By-law 0225-2007, 0.90 residential spaces per unit. The October 2023 data can be found in **Appendix A**.

Table 1 October 2023 Parking Space Leasing – Number of Parking Spaces Leased

Unit Type	Units Leased	Parking Spaces Leased	Current Parking Lease Rate	Total Units
1-Bedroom	9 units	5 spaces	0.56 sps/unit	9 units
2- & 3-Bedroom	82 units	88 spaces	1.08 sps/unit	84 units
TOTAL	**91 units**	**93 spaces**	**1.02 sps/unit**	**93 units**

Notes:
1. Data collected in October 2023.

As summarized in **Table 2**, when analyzed on a per unit basis, there is a significant uneven distribution of parking spaces leased per unit. The data indicates approximately 26% (24 of 91 occupied units) did not lease any parking spaces in October 2023. The excess resident parking supply is being absorbed by 26% (24 of 91 occupied units) that lease 2 or more parking spaces. This data indicates that the oversupply of parking spaces increased market participation from the units that leased 2 or more parking spaces. It is important to note that, of the 91 occupied units, only 69 elected to lease a parking space, resulting in a resident parking demand rate of 0.76.

Table 2 October 2023 Parking Space Leasing - Number of Parking Spaces Leased per Unit Type

Unit Type	Units with Specified Number of Parking Spaces Leased				
	0 spaces	1 space	2 spaces	3 spaces	Units leasing 1+ Spaces
1-Bedroom	4 units	5 units	0 units	0 units	5 units
2-Bedroom	20 units	38 units	18 units	1 unit	57 unit
3-Bedroom	0 units	2 units	4 units	1 unit	7 unit
TOTAL	**24 units**	**45 units**	**22 units**	**2 units**	**69 units**
				Parking Demand	**0.76 sps/unit**

Notes:
1. Data collected in October 2023.

2.0 JULY 2025 RESIDENT PARKING DEMAND

Rent and parking roll information for July 2025 was also provided by Starlight to BA Group for review. This new information was analyzed using the same methodology as the October 2023 data review. The July 2025 data is enclosed in **Appendix B**.

The overall parking space utilization in July 2025, summarized in **Table 3**, is 94.8% (93 spaces out of the 98 tenant spaces were leased). While the data appears consistent with the data from October 2023, further analysis demonstrates that the number of units leasing a parking space decreased in July 2025.

Table 3 July 2025 Parking Space Leasing – Number of Parking Spaces Leased

Unit Type	Units Leased	Parking Spaces Leased	Current Parking Lease Rate	Total Units
1-Bedroom	8 units	4 spaces	0.50 sps/unit	9 units
2- & 3-Bedroom	82 units	89 spaces	1.09 sps/unit	84 units
TOTAL	**90 units**	**93 spaces**	**1.03 sps/unit**	**93 units**

Notes:
1. Data collected in July 2025.

July 2025 data illustrates that there continues to be an uneven distribution of units that lease parking spaces. Although there continues to be 93 resident parking spaces leased, the resident demand has decreased since October 2023. The following statistics are important to note in this analysis – of the 90 leased units, 27% (24 of 90 occupied units) do not lease a parking space. The excess supply is being absorbed by 28% (25 of 90 units) that lease 2 or more parking spaces. This data indicates that the oversupply of parking spaces increased market participation from the 25 units that leased 2 or more spaces. It is important to note, of the 90 occupied units, only 66 units elected to lease a parking space, resulting in a resident parking demand rate of 0.73; a decrease of 0.03 from the October 2023 rent and parking roll data. This means that if units were limited to a maximum of 1 parking space, only 66 of the existing 98 residential spaces will be leased.

Table 4 July 2025 Parking Space Leasing - Number of Parking Spaces Leased per Unit Type

Unit Type	Units with Specified Number of Parking Spaces Leased				
	0 spaces	1 space	2 spaces	3 spaces	Units 1+ Spaces
1-Bedroom	4 units	4 units	0 units	0 units	4 units
2-Bedroom	20 units	34 units	20 units	1 unit	55 unit
3-Bedroom	0 units	3 units	3 units	1 unit	7 unit
TOTAL	**24 units**	**41 units**	**23 units**	**2 units**	**66 units**
				Parking Demand	**0.73 sps/unit**

Notes:
2. Data collected in October 2023.

The July 2025 rent-roll data was further examined to better understand the relationship between the age of the tenancy agreements and the number of parking spaces leased over time. It was found that nearly a third of the recent leases, with move-in dates between 2021 and 2025, do not lease a parking space. The average move-in date for units with two or more parking spaces is 2016. This means that, over the last decade or so, there has been a decreasing tenant demand for parking spaces.

3.0 PARKING DEMAND MANAGEMENT

The rent and parking roll data show that tenants of the existing building have historically been able to lease more than one parking space due to an excess supply – currently provided at a rate of 1.05 spaces per unit.

Moving forward, Starlight is committed to limiting future leases, for both the existing and proposed buildings, to rent only parking space per unit. Existing tenancy agreements, including agreements with more than one parking space leased, will be honoured.

4.0 KEY TAKEAWAYS AND CONCLUSIONS

The following key takeaways can be drawn from October 2023 and July 2025 data:

- The resident parking supply (a total of 98 spaces) significantly exceeded the number of units that were leasing a parking space (69 units in October 2023 and 66 units in July 2025).
- Due to the oversupply of parking spaces on-site, units have been permitted to lease more than one parking space. As of July 2025, despite no current cap on the number of spaces a unit can lease, 5 parking spaces remain available and vacant
- Starlight has confirmed that building management will implement a policy limiting future leases to 1 parking space per unit.
- The average move-in year for units that lease 2 or more parking spaces is 2016, which indicates most of these spaces were needed at a time when non-vehicular travel modes (e.g. transit and active transportation modes) were not as attractive. Recent leases indicate fewer units leasing more than one parking space in more recent years.

Based on these takeaways, the data provided in previous sections should be viewed on a per-unit basis, irrespective of the number of parking spaces leased by a unit. This is a more appropriate measure given that building management can cap the number of spaces leased per unit, as the proposed residential units are purpose-built rentals. Furthermore, it reflects parking demand when balanced with supply; when parking is supplied in excess, increased auto ownership is incentivized. As noted above, Starlight has confirmed its intention to restrict parking leases to one per unit for new unit leases in both the existing and proposed building.

It is the opinion of BA Group that the observed parking demand from on-site parking utilization counts overstate future parking demand at the Site. The parking space leasing data indicates that due to the abundance of parking currently provided at the Site, residents have not historically been limited to one space per unit, which doesn't conform with contemporary parking management practices. The transportation planning concept of "induced demand" is likely applicable: resident parking demand may be increased by the availability of resident parking supply. As such, the proposed residential parking rate of 0.84 spaces per unit is considered appropriate for the proposed infill development at 1315 Silver Spear Road, and represents an efficient use of the proposed parking supply.

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We trust the foregoing provides an appropriate update regarding the parking-related elements of the 1315 Silver Spear Road development plans and addresses the concerns with the proposed residential parking supply rate. If you have any questions, comments, or require anything further please do not hesitate to contact me directly.

Appendix A:
October 2023 Parking and Rent Roll Review

1315 Silver Spear Road - October 2023 Parking Breakdown

Total No. of Parking Stalls

Unit Type	No. of Parking Stalls
1 Bedroom	9
2 Bedroom	77
3 Bedroom	7
Total	**93**

Parking Spots per Unit Type

Unit Type	0 Stalls	1 Stall	2 Stalls	3 Stalls
1 Bedroom	4	5	0	0
2 Bedroom	20	38	18	1
3 Bedroom	0	2	4	1
Total	**24**	**45**	**22**	**2**

Unit Type	No. of Uni	No. of Occupied Units	Occupancy (%)
1 Bedroom	9	9	100%
2 Bedroom	77	75	97%
3 Bedroom	7	7	100%
Total|Weighted Average	**93**	**91**	**98%**

Parking Spots per (Occupied) Unit Type

Unit Type	0 Stalls	1 Stall	2 Stalls	3 Stalls
1 Bedroom	4	5	0	0
2 Bedroom	18	38	18	0
3 Bedroom	0	2	4	1
Total	**22**	**45**	**22**	**1**

Notes:

The first table shows the total amount of parking stalls.
The second table shows the amount of parking spots for each unit type:

24 tenants with more than 1 stall
- 22 residents have 2 stalls
- 2 residents have 3 stalls

Actual Demand in Leased Parking Spaces

	Units Leased	Parking Spaces Leased	Current Demand Rate	TOTAL UNITS	PROJECTED PARKING SPACES LEASED	Projected Demand Rate
1 Bedroom	9	5	0.56	9	5	0.56
2 Bedroom + 3 Bedroom	82	88	1.07	84	90	1.07
Total	91	93	1.02	93	95	1.02

Unit Type	Total Leased Parking Spaces
1 Bedroom	5
2 Bedroom	75
3 Bedroom	13
Total	93

Unit Type	Units that Leased Parking
1 Bedroom	5
2 Bedroom	57
3 Bedroom	7
Total	69

	Units Leased	Units with 1+ parking spaces	Current Demand Rate
1 Bedroom	9	5	0.56
2 Bedroom + 3 Bedroom	82	64	0.78
Total	91	69	0.76

Appendix B:
July 2025 Parking and Rent Roll Review

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