Master plans should consider the technological change and the impact of these on human behavior. For instance, the potential shift towards less car ownership associated with the take up of automated vehicle technology and hence reduced parking needs will impact master plans. Ultimately it is likely that there will be less parking demand and hence master plans should be flexible in this regard.

Taking that into consideration, it is recommended to design parking structures with the ability to be converted to serve other uses when demand for parking declines. While empty surface parking can be reallocated to other land uses, parking podiums would be more difficult to re-use if built strictly to parking height standards.

In order to make best use of developed structures, it is recommended to design adaptable podium parking heights.

This should enable the conversion of parking spaces to alternative uses such as offices, retail spaces and residential units. The following factors, should be considered when designing flexible parking:

- Provide minimum clear height as required for an alternative use;
- Avoid slanting floors that serve as ramps;
- Use simple column grids; and
- Design slabs with larger structural capacity.

Figure C.12: Future proofing podiums

In a situation where parking must be provided within either basements or podiums, podiums are the recommended option. Podiums help create a continuous building edge that defines the street, especially when combined with retail or other active frontages. Additionally, adaptive podiums can be more easily converted to usable spaces than basements.

This can also be applied to separate parking structures which can be located in proximity to the activities they support. If designed properly, these structures can be easily re-purposed to serve other uses in the future.

Figure C.14: Re-purpose parking structures

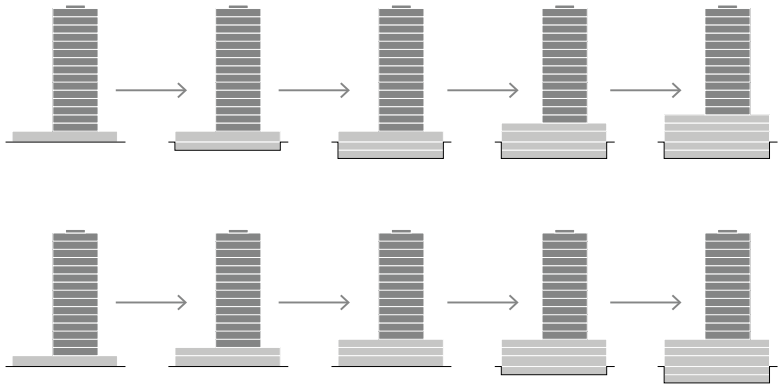

Figure C.13: Prioritize podiums before basements for parking allocation