



**STAFF REPORT  
ACTION REQUIRED  
with Confidential Attachment**

## **Acquisition of 6 & 8 Barkwin Drive**

<b>Date:</b>	May 1 <sup>st</sup> , 2008
<b>To:</b>	Government Management Committee
<b>From:</b>	President, Toronto Parking Authority
<b>Wards:</b>	Ward 1 Etobicoke North
<b>Reason for Confidential Information:</b>	This report is about a proposed or pending land acquisition by the City or one of its agencies, boards, and commissions.
<b>Reference Number:</b>	TPA File No. 1845-00

### **SUMMARY**

---

The purpose of this report is to obtain the City's approval to purchase a property municipally known as 6 & 8 Barkwin Drive, to construct and operate a 22 space surface parking facility to service the short term parking needs in the area, on the terms and conditions outlined in the body of this report.

### **RECOMMENDATIONS**

---

**The Toronto Parking Authority recommends that:**

1. City Council authorize the acquisition of 6 & 8 Barkwin Drive (refer to attached Location Map) from Gladwood Homes Limited for a purchase price of \$465,000 plus the expenditure of an additional \$250,000 for construction and associated costs such as land transfer tax, survey, environmental studies, legal and brokerage fees for a total cost of \$715,000;

2. City Council approve reallocation of capital funds provided in the 2008 Capital Budget from the King E. of Spadina – Revitalization project (Captor Number TPA906837 and SAP Number CPK082) to the Barkwin & Islington project (Captor Number TPA907299 and SAP Number CPK132) in the amount of \$715,000 in order to facilitate the purchase and construction of the carpark;
3. City Council approve the enactment of a special levy (Benefiting Assessment) defined as a Local Improvement Charge under Ontario Regulation 596/06 pursuant to the City of Toronto Act to be levied against the benefiting BIA commercial property owners;
4. Upon acquisition, the purchased lands be designated for municipal parking purposes, to be managed by the TPA;
5. The City Solicitor be authorized to complete the purchase transaction, deliver any notices, pay any expenses and amend the closing and other dates to such earlier or later date(s), on such terms and conditions, as she may, from time to time, determine;
6. The appropriate City Officials be authorized to take the actions necessary to give effect thereto; and
7. City Council authorize the public release of the confidential information in Attachment 1, if Council approves the acquisition and the transaction is completed to the satisfaction of the City Solicitor.

## **FINANCIAL IMPACT**

---

No funds were provided in the 2008 Capital Budget. We will reduce the 2008 Capital Budget for King E. of Spadina – Revitalization project (Captor Number TPA906837 and SAP Number CPK082) by \$715,000 in order to fund the cost of acquisition and development of the Barkwin & Islington project (Captor Number TPA907299 and SAP Number CPK132). The construction component of the Barkwin & Islington project will be no more than \$250,000 and will be recovered by way of a Benefiting Assessment.

We have retained the services of an independent appraisal firm to ascertain the value of the subject property. According to the report, the TPA's purchase price for the property is considered fair, reasonable and reflective of fair market value.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

## **DECISION HISTORY**

The registered owner of the subject property and surrounding lands, Gladwood Homes Limited (GHL) acquired the site in September 2004. GHL subdivided the site into seven

separate lots (Lot Nos. 31 through 37) and have since, constructed three single-family residential dwellings. The subject property lots (Part of Lots 31 and 32) are under an Agreement of Purchase and Sale in favour of the TPA dated January 17, 2008. GHIL still intends to develop two additional single-family residential homes immediately adjacent and east of the subject lands.

## **ISSUE BACKGROUND**

During the initial years of operation, the proposed surface parking lot will operate on a breakeven basis. Given that we are paying fair market value for the land, the only real cost is the development and construction costs estimated at no more than \$250,000. In order to compensate for this cost, we will require that the local businesses support a Benefiting Assessment. We have had meetings with the local B.I.A. and businesses and conducted an informal poll which confirmed their support. We have met with local residents as well as the local councillor, Suzan Hall, and she is very supportive of this purchase.

## **COMMENTS**

### **Site Location and Particulars**

The subject property, located near the major intersection of Islington Avenue and Albion Road, Toronto (formerly City of Etobicoke), is positioned on the north side of Barkwin Drive, approximately 60 m east of Islington Avenue (refer to attached Site Location Map). The site has a frontage of 77.7ft. on Barkwin Drive and a depth of 115.0ft with a total site area of approximately 8,100 sq.ft. This surface lot will accommodate 22 parking spaces to be operated as a Pay and Display type operation.

Observations of the parking supply and demand in the vicinity of the subject site were undertaken in 2004 as part of the previous effort to acquire the site. Land use and built form in the study area (Thistletown) is typical of suburban development which occurred in the period from 1950 to 1970. That is, one or two storey strip malls with surface parking areas in the front yard and service areas in the rear. The retail space in such areas would typically serve the local community. Recent trends in retail activity have displaced many of the local service functions and many areas such as Thistletown have evolved into more specialized retail communities with more regional catchments. This area contains many clothing, jewellery and specialty food stores servicing the south Asian community. Due to the high intensity of retail activity, and the fact that customers for these businesses in many cases come from significant distances, the integrated parking in these strip malls no longer provides sufficient capacity at peak times. These peak times are typically on weekends at which time the parking demand overwhelms the local supply resulting in high incidences of illegal parking activity and a great deal of incidents of commercial parking activity onto the residential streets. This lot is expected to experience low usage levels Monday to Friday and very high usage and turnover on weekend days, particularly in the summer months. As Thistletown is still evolving as a specialty retail destination, it is expected that commercial activity and by extension, parking usage will continue to intensify over the near term.

**CONTACT**

Gwyn Thomas  
President, Toronto Parking Authority  
Phone (416) 393-7276  
Fax (416) 393-7352  
gwthomas@toronto.ca

**SIGNATURE**

---

Gwyn Thomas, President

**ATTACHMENTS**

Site Location Map  
Confidential Information Attachment