



**AUDITOR GENERAL'S
REPORT
ACTION REQUIRED
with Confidential Attachment**

**Auditor General's Observations of a Land Acquisition at
Finch Avenue West and Arrow Road by the Toronto
Parking Authority**

Date:	October 24, 2016
To:	Board of Directors of the Toronto Parking Authority
From:	Auditor General
Wards:	All
Reason for Confidential Information:	This report is about a proposed or pending land acquisition by the City or one of its agencies and corporations.
Reference Number:	

SUMMARY

The Auditor General was contacted and requested to review a pending property acquisition at Finch Avenue West and Arrow Road by the Toronto Parking Authority (TPA).

This report focusses on one aspect of this acquisition. There are several other matters still being reviewed in relation to this transaction. The Auditor General will provide a full report to the Board and to City Council through the Audit Committee when her review of this transaction is complete.

RECOMMENDATIONS

The Auditor General recommends that:

1. The Board of Directors of the Toronto Parking Authority adopt the confidential recommendations contained in Attachment 1 – Confidential Information (October 24, 2016).

2. The Board of Directors of the Toronto Parking Authority forward this report to City Council through the City's Audit Committee.
3. The Board of Directors of the Toronto Parking Authority not authorize the public release of the confidential information contained in Attachment 1 – Confidential Information (October 24, 2016) which involves a proposed or pending land acquisition by the City or one of its agencies and corporations.

Financial Impact

The financial impact, if any, are not determinable at this time.

ISSUE BACKGROUND

At its meeting of March 31, 2016, City Council adopted a report entitled “Allocation of the Public Realm Amount – Finch West LRT” including the following recommendation:

“5. City Council authorize and direct the Toronto Parking Authority, in support of the Public Realm Amount strategy set out in this report, to acquire a property located at the southeast corner of Finch Avenue West and Arrow Road (near Highway 400) for municipal parking and ancillary uses including proposed Bike Share Toronto infrastructure, and to permit construction of a possible gateway feature for the Emery Village Business Improvement Area. Acquisition will be on terms and conditions to be negotiated by the President, Toronto Parking Authority, at fair market value plus associated costs such as land transfer tax, title insurance and other fees, and approved by the Toronto Parking Authority Board. The City Solicitor is authorized to complete the purchase transaction, deliver any notices, pay any expenses and amend the closing and other dates, on such terms and conditions as the City Solicitor may determine.”

The purchase of this land forms part of a broader City Strategy; the Public Realm Strategy. The land being acquired is expected to be used for more than parking purposes. The recommendation passed by Council shows that the land is expected to be used for “municipal parking and other ancillary uses, including proposed Bike Share Toronto infrastructure, and to permit construction of a possible gateway feature for the Emery Village Business Improvement Area.”

COMMENTS

A confidential report with confidential recommendations and management's response to each recommendation is included in the Confidential Attachment 1.

As previously mentioned, this report focusses on one aspect of this acquisition. There are several other matters still being reviewed in relation to this transaction. The Auditor General will provide a full report to the Board and the Audit Committee when her review of this transaction is complete.

CONTACT

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SIGNATURE

Beverly Romeo-Beehler, Auditor General

ATTACHMENT

Attachment 1 – Confidential Information:

Auditor General's Observations of a Land Acquisition at Finch Avenue West and Arrow Road by the Toronto Parking Authority