



REPORT FOR ACTION

New Off-Street Parking Opportunity - 545 Lake Shore Boulevard West

Date: August 10, 2018
To: Board of Directors, Toronto Parking Authority
From: Acting President, Toronto Parking Authority
Wards: Ward 20 (Trinity - Spadina)

SUMMARY

This report seeks to establish a new municipal off-street surface parking facility, to be managed for public parking by the Toronto Parking Authority ("TPA"), in partnership with the City of Toronto Shelter, Support & Housing Administration ("SSHA") Division, under a Letter of Understanding ("LOU") in accordance with the terms and conditions as outlined in Table 2.0 - *Proposed Terms and Conditions* of this report. The 130-space surface parking facility is located at 545 Lake Shore Boulevard West (the "Subject Property"). TPA staff are also seeking approval to invest in minor capital improvements for start-up and to ensure the facility meets suitable standards for public parking, as well as establishing parking rates for the lot.

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that:

1. The Board of Directors of the Toronto Parking Authority authorize staff to enter into a Letter of Understanding ("LOU") with the City of Toronto Shelter, Support & Housing Administration ("SSHA") Division or other such City entity as may be appropriate, to manage the 130-space (approx.) surface parking lot at 545 Lake Shore Boulevard West, generally in accordance with the terms and conditions outlined in *Table 2.0 - Proposed Terms and Conditions*, contained in this report (August 10, 2018) from the Acting President, and any such other or amended terms and conditions as may be acceptable to the Acting President and in a form satisfactory to the City Solicitor;
2. The Board of Directors of the Toronto Parking Authority authorize the expenditure of up to \$25,000 in capital start-up and improvements costs, generally comprising the supply of revenue control equipment, pavement marking, minor asphalt repair, TPA

signage and decommissioning of existing equipment, required to bring the existing 130-space surface parking facility at 545 Lake Shore Boulevard West to suitable standard for municipal public parking purposes; and

3. The Board of Directors of the Toronto Parking Authority establish the parking rates for the municipal carpark located at 545 Lake Shore Boulevard West as identified in *Table 1: Proposed Parking Rates*, of this report (August 10, 2018) from the Acting President, for implementation as soon as the new parking facility commences operation.

FINANCIAL IMPACT

TPA staff project municipal parking on the Subject Property will generate Gross Revenues (net of HST) of approximately \$3,700 per stall per annum for a total of \$480,000.

The management fee for the Agreement Term will be 25% of the Net Profit (net of HST). Net Profit is calculated by taking Revenue less Parking Operation Expenses which include taxes, cost of capital improvements and ongoing operating expenses. TPA's forecast annual proceeds, before operating expenses (estimated at \$159,000 per annum, including taxes of approximately \$111,000), are projected to be \$80,250. Start-up capital costs to bring the facility to suitable standards for municipal public parking are estimated not to exceed \$25,000.

DECISION HISTORY

N/A

COMMENTS

TPA has been approached by the City's Real Estate Services ("RES") Division with the opportunity to manage a proposed public parking facility at the Subject Property on behalf of SSHA. It is anticipated SSHA will be commencing a one-year lease with an option to renew for a second year for the entire property including the building and surface parking lot, with the owner, 545 Lakeshore West Inc. starting September 15, 2018.

Site Location and Particulars

The Property, formerly the Rogers OMNI building, is located within a busy commercial/residential neighbourhood with access from Lake Shore Boulevard West as well as Bathurst Street (refer to *Appendix 'A': Site Location Map*). Mixed-use retail buildings are prominent to the north, east and west of the Subject Property, with Waterfront Neighbourhood Center and Billy Bishop Airport located to the south. The existing surface parking lot has a total of 130 spaces and SSHA will be using approximately 20 spaces for staff parking leaving a total of 110 spaces for public parking.

Parking Supply, Demand and Operations

Based on a recent parking survey of the area, and taking into account the variety of uses in close proximity, TPA staff have confirmed that parking demand is sufficient to support a viable public parking facility at this location.

In order to open the lot for public parking and ensure it meets TPA's standards, some relatively minor capital work including provision of revenue control equipment, pavement marking, minor asphalt repair, installation of TPA signage and the removal of existing parking equipment on-site, is to be completed. Once TPA has completed this capital work, the Parking Facility will be operated 24 hours per day, 7 days per week under pay-and-display mode, also with the option for customers to pay using the Green P Mobile App. Two (2) pay-and-display machines will be required.

Proposed rates for the Subject Property are as follows:

Table 1 - Proposed Parking Rates

Half-hour rate:	\$3.00
Rolling Maximum (12 hours):	\$24.00
Event Rates:	To be determined on an event by event basis

Summary of the Parking Management Agreement

The general terms and conditions of the arrangement are provided in the table below:

Table 2 - Proposed Terms and Conditions

Commencement Date:	September 15, 2018 or on a date to be determined.
Net Revenue Sharing:	Net profits shared 75% (SSHA) and 25% (TPA).
Capital Improvements:	1. Cost of Capital not to exceed \$25,000 . 2. TPA to be reimbursed for the cost of any capital improvement at the facility from either parking revenues generated or from SSHA directly if the LOU is terminated before costs can be recovered.
Operating Expense:	Operating expenses resulting from the operation of the parking facility including, but not limited to taxes, utilities, snow clearing will be deducted from the revenue before the parking revenues are shared.

Termination:	Either party has the right to terminate at any time with 60 days prior written notice to the other party.
TPA Obligations:	<ul style="list-style-type: none"> • Operate the Carpark during the hours of operation; • Supply and maintain the Pay and Display machines; • Provide parking enforcement; • Supply and install all TPA branded signage; • Keep the Carpark free and clear of litter and debris; • Make and pay for any repairs and maintenance; • Perform snow clearing duties; and • Maintain commercial general liability insurance
SSHA Obligations:	Insure the Carpark with "all risks" property insurance

CONTACT

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SIGNATURE

 Andrew Koropeski
 Acting President, Toronto Parking Authority

ATTACHMENTS

Appendix 'A': Site Location Map

APPENDIX 'A'

SITE LOCATION MAP

