

**2019.PA8.9 - Construction of Municipal Car Park 673,
2204-2212 Eglinton Avenue West - Contract Award**

PA8.9.1



HousingNowTO.com

“People -or- Parking..?
Pick ONE”

June. 26, 2019

SPEAKER – Mark J. Richardson

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TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)



HOUSING NOW



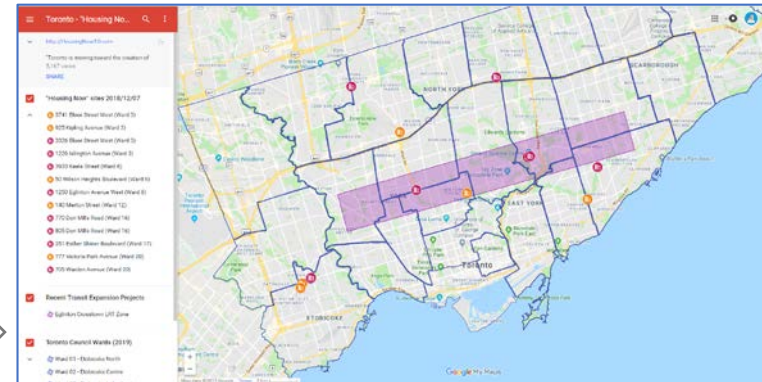
OPEN
DATA



MYP



ANALYZE



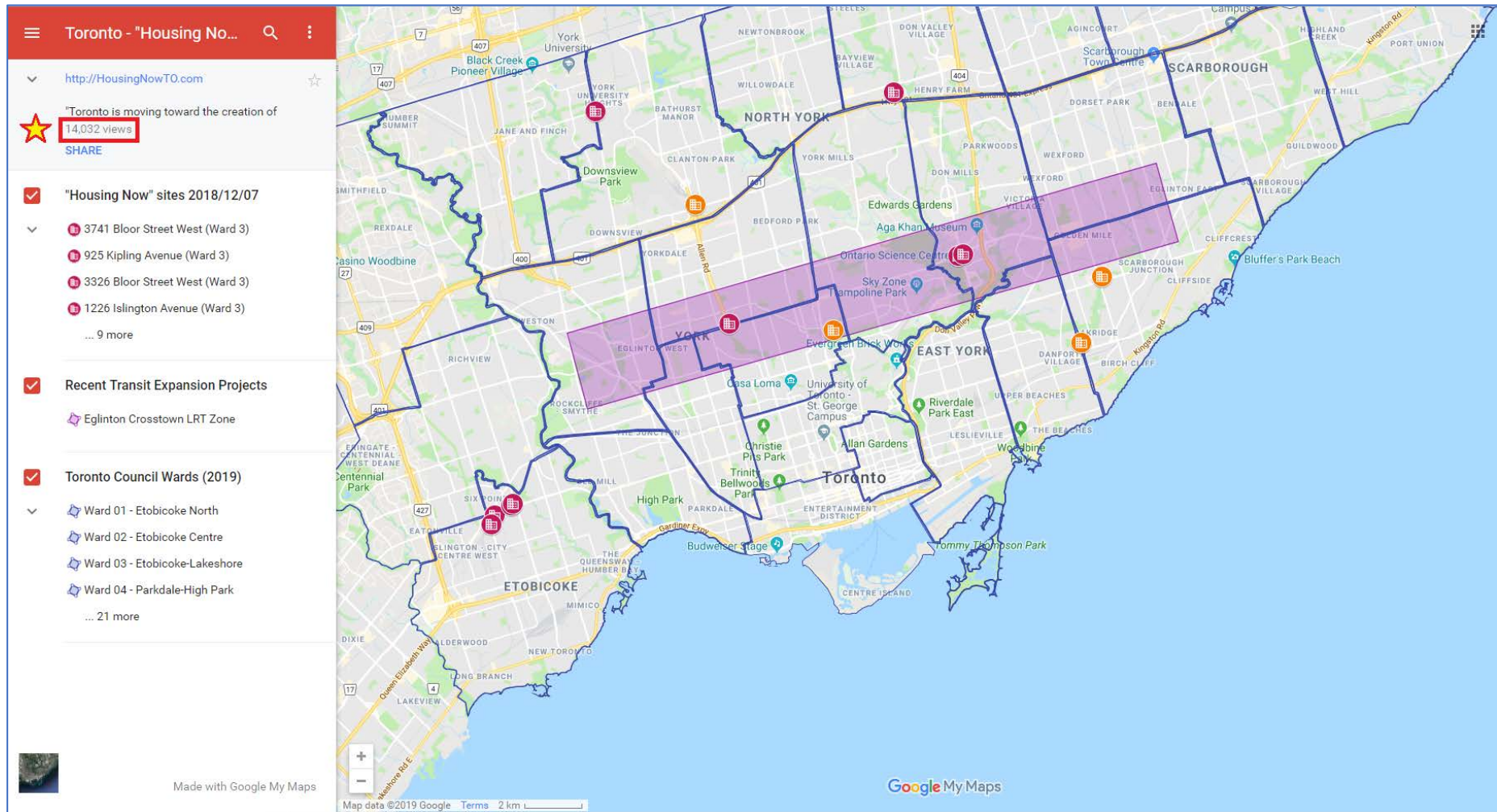
<http://HousingNowTO.com>

- ✓ FREE Tools
- ✓ Public / Global
- ✓ Interactive
- ✓ Desktop & Mobile
- ✓ Site Details & Photos
- ✓ Track Per-Site Progress

SOURCE(S)



HOUSING NOW



FREE, Public, Interactive Website – <http://HousingNowTO.com>

- ✓ Public & Open
- ✓ Transparency of Process

- ✓ Clarity of Information
- ✓ Tracking against Targets



HOUSING NOW



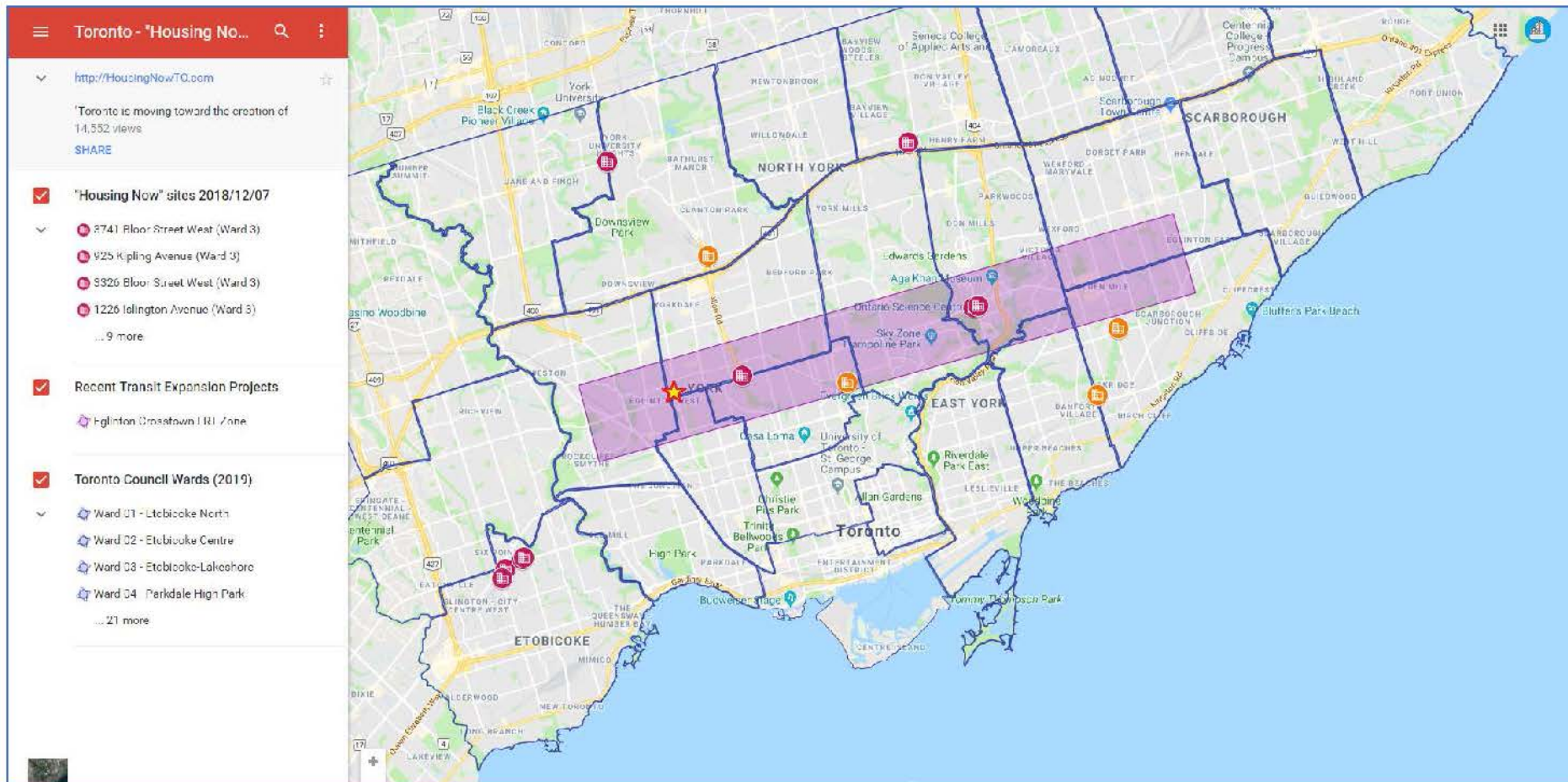
“Creating Mixed-Income Communities on Public Land”

- ✓ WILSON STATION
- ✓ WARDEN STATION
- ✓ VICTORIA PARK STATION





EGLINTON & CALEDONIA



**Construction of Municipal Car Park 673,
2204-2212 Eglinton Avenue West**



EGLINTON & CALEDONIA

Toronto - "Housing No..."

Toronto - "Housing No..."

<http://HousingNowTO.com>

Toronto is moving toward the creation of 14,550 views

SHARE

☒ "Housing Now" sites 2018/12/07

- 3741 Bloor Street West (Ward 3)
- 975 Kipling Avenue (Ward 13)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- ... 9 more

☒ Recent Transit Expansion Projects

- Eglinton Crosstown LRT Zone

☒ Toronto Council Wards (2019)

- Ward 01 - Etobicoke North
- Ward 02 - Etobicoke Centre
- Ward 13 - Mississauga Lakeshore
- Ward 14 - Parkdale - High Park
- ... 21 more

The map displays various Toronto neighborhoods including Amesbury, Brookhaven, Greenhills, Silverthorn, Caledonia, and North York. A red star is placed on Eglinton Avenue West, between Bloor Street and Kipling Avenue, indicating the location of Municipal Car Park 673.

**Construction of Municipal Car Park 673,
2204-2212 Eglinton Avenue West**



EGLINTON & CALEDONIA

Toronto - "Housing No..."

Toronto - "Housing No..."

Toronto - "Housing No..."

http://housingnowto.com

Toronto is moving forward the creation of 14,530 views

SHARE

☒ "Housing Now" sites 2018/12/07

- 3741 Bloor Street West (Ward 3)
- 325 Kipling Avenue (Ward 3)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- 9 more

☒ Recent Transit Expansion Projects

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- Ward 01 - Etobicoke North
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- Ward 03 - Etobicoke-Lakeshore
- Ward 04 - Parkdale-High Park
- 21 more

via Eglinton Ave W 4 min 303 m

DETAILS

EGGLINTON CROSSTOWN

Map data ©2015 Imagery ©2019, DigitalGlobe, First Base Solutions Terms 20 m

**Construction of Municipal Car Park 673,
2204-2212 Eglinton Avenue West**



(601 Caledonia Road and 2204 / 2212 Eglinton Avenue West)



Staff report for action on the Acquisition of 601 Caledonia Road

7



Construction of Municipal Car Park 673, 2204-2212 Eglinton Avenue West



EGLINTON & CALEDONIA

Appendix 'C'
Photos of Property



601 Caledonia Road, Toronto



**Construction of Municipal Car Park 673,
2204-2212 Eglinton Avenue West**



EGLINTON & CALEDONIA

- Sometime in 2014 - \$(*unknown)
TPA buys land at 2204 / 2212 Eglinton Avenue West
**Older TPA Board meetings are NOT in TMMIS*

**ESTIMATED at \$1,200,000 (2014)*
- JULY 2015 - \$960,000
GM5.24 - Acquisition of 601 Caledonia Road
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.GM5.24>



Two top executives at the Toronto Parking Authority are “no longer employed with the Toronto Parking Authority”

– TORONTO STAR (April 2018)

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EGLINTON & CALEDONIA

The Acting President, Toronto Parking Authority recommends that:

1. The Board of Directors of the Toronto Parking Authority grant authority to award the contract for the construction of Municipal Car Park 673, located at 2204-2212 Eglinton Avenue West, to Bevcon Construction & Paving Ltd., having submitted the lowest compliant bid and meeting all specifications in conformance with the tender requirements, in the amount of \$820,200 plus \$29,800 as a contingency allowance, being the sum total amount of \$850,000 net of all taxes and charges.

YEAR	ITEM	COST
2014	TPA Purchase of 2204-2212 Eglinton Ave. W	\$1,200,000**
2015	TPA Purchase of 601 Caledonia Rd.	\$ 960,000
2019	Proposed Demolition of Buildings for Parking Lot	\$ 850,000
	ESTIMATED TOTAL	\$3,010,000**
	ESITMATED COST PER SURFACE PARKING SPOT (25)	\$ 120,400 each**

**Construction of Municipal Car Park 673,
2204-2212 Eglinton Avenue West**



People -or- Parking..? Pick ONE

1. **CANCEL this Contract-Award Process today & Suspend the Development of this Surface Parking-Lot at Eglinton & Caledonia.**
2. **Surplus the Lands at 2204 / 2212 Eglinton Avenue West & 601 Caledonia Road to CreateTO for a HOUSING NOW program site by early 2020.**
3. **Review ALL the Land-Acquisitions made by the Toronto Parking Authority since 2010 that were designed to provision Surface-Parking lots.**
4. **Where any of those new Surface-Parking lots were created within 500 meters of a GO station or TTC Subway / LRT Station - Surplus those TPA Lands CreateTO for use as HOUSING NOW program sites by late 2020.**

