



## REPORT FOR ACTION

### **Accommodation of Alternate Subway Access at Toronto Transit Commission's (TTC) Christie Subway Station Through the Use of a Portion of 376 Clinton Street (Car Park 144)**

**Date:** January 20, 2020

**To:** Board of Directors, Toronto Parking Authority

**From:** Acting President, Toronto Parking Authority

**Wards:** Ward 11, University-Rosedale

#### **SUMMARY**

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As part of its Easier Access Phase III Program, Toronto Transit Commission (TTC) is planning to construct two new elevators at Christie Subway Station (Christie Station) to provide additional exit access for customers (Project). Construction staging of the two elevators will require TTC to temporarily occupy the surface parking to the east of Christie Station that is owned and utilized by the tenants of 726 Bloor Street West (726 Bloor). In an effort to both mitigate the impacts of this displacement and accommodate construction staging requirements, TTC approached Toronto Parking Authority (TPA) and requested the use of a portion of Car Park 144 at 376 Clinton Street, estimated at approximately twenty-six (26) spaces (Rented Area) (refer to Attachment 1 - Site Location Map), for a term of two years, with the option to extend the term for one year (Construction Period).

This report seeks approval from the Board of Directors of TPA to establish a Memorandum of Understanding (MOU) with TTC, or other form of agreement as may be acceptable to the City Solicitor, to permit the temporary loss of up to 26 of the 33 spaces at Car Park 144. Should the Board of Directors of TPA give its approval to establish TTC's proposed temporary use of Car Park 144, seven (7) parking spaces would remain at this location.

## RECOMMENDATIONS

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The Acting President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority authorize the President, Toronto Parking Authority, to enter into a Memorandum of Understanding or other form of agreement with the Toronto Transit Commission, as may be acceptable to the City Solicitor, to accommodate the Toronto Transit Commission's construction of two elevators at Christie Subway Station that will impact the operation of 376 Clinton Street (Car Park 144), in accordance with the terms and conditions in this report and any such other or amended terms and conditions as may be acceptable to the President, Toronto Parking Authority, and in a form satisfactory to the City Solicitor.

## FINANCIAL IMPACT

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TPA will temporarily rent to TTC the westerly portion of TPA lands, equivalent to approximately twenty-six (26) spaces, for the Construction Period. TTC will compensate TPA for the parking revenue foregone due to closed spaces from the loss of parking spaces. Based on current project plans and the historic revenues generated by this Car Park, TPA estimates the compensation for the temporary loss of parking spaces for the term of two (2) years to be approximately \$442,152, which includes an annual adjustment of 3% to account for inflation. If the agreement term is extended for one (1) additional year, the estimated compensation will be \$231,073 for a total of \$673,225.

In addition to reimbursing TPA for lost parking revenue, TTC will compensate TPA for any operating expenses, including any costs incurred as a result of the Project, such as signage and maintenance. If required, TTC will restore the Rented Area for operation as required, such as new line marking or pavement work, to the satisfaction of TPA.

## DECISION HISTORY

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There are no previous decisions on this matter, however, similar arrangements have been entered into with the TTC at different locations. These include, among others:

### **695 Lansdowne Avenue (Car Park 81)**

At its meeting of March 22, 2019 (Item PA4.2), TPA Board of Directors authorized staff to enter into a MOU, or other form of agreement to accommodate the construction of elevators at the Lansdowne Subway Station located at 695 Lansdowne Avenue (Car Park 81).

<https://www.toronto.ca/legdocs/mmis/2019/pa/bgrd/backgroundfile-130656.pdf>

#### **14 Arundel Avenue (Car Park 87)**

At its meeting of December 19, 2017 (Item PA6.2), TPA Board of Directors authorized staff to enter into a MOU or such other form to accommodate TTC's construction and ongoing operation and maintenance of a structure providing additional exit capacity for the Chester Subway Station under its "Easier Access Phase III and Fire Ventilation Upgrade Program," on the northwest portion of 14 Arundel Avenue (Car Park 87).

<https://www.toronto.ca/legdocs/mmis/2017/pa/bgrd/backgroundfile-109843.pdf>

#### **12 Willingdon Boulevard (Car Park 503)**

At its meeting of February 19, 2015 (Item 5.3), TPA Board of Directors authorized staff to negotiate an agreement with the TTC in the form of a MOU related to the maintenance and improvements of Royal York Subway Station. Refer to Attachment 2.

#### **7 Jackson Avenue (Car Park 500)**

At its meeting of July 27, 2010 (Item 4.2), TPA Board of Directors authorized staff to negotiate an agreement with TTC in the form of a MOU related to the TTC maintenance and repair of Royal York subway station. Refer to Attachment 3.

### **COMMENTS**

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The Easier Access Phase III Program is a part of the 2019-2023 TTC Accessibility Plan, which has been developed to help TTC meet its requirements under the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA). As part of this program, TTC is planning to construct two elevators at Christie Subway Station (refer to Attachment 4 - Construction Site Drawings for Christie Subway Station) beginning in the third quarter of 2020.

To construct the elevators, the surface parking lot, owned and used by the tenants of 726 Bloor, located east of Christie Station will be temporarily unavailable. TTC has carried a review of nearby parking opportunities that could be secured to mitigate the impacts on 726 Bloor, however no additional parking is available. As a result, TTC has requested the use of the western portion of Car Park 144 for the duration of the Construction Period.

Car Park 144 is a highly-utilized 33-space surface parking lot and removal of approximately twenty-six (26) spaces (Refer to Attachment 5 - Impact to 376 Clinton Street (Car Park 144)) affected by the Project will require existing TPA customers to find parking at other locations. Consideration was given to renting the entirety of Car Park 144 to TTC, however, given the existing parking demands in the area and the recent removal of on-street parking through the installation of cycling infrastructure on Bloor Street West, TPA is recommending that the seven (7) remaining spaces be operated as municipal parking throughout the construction period.

As identified in Attachment 1, Car Park 93, which is located approximately 150 meters away, is available to help off-set the demand created by TTC's temporary occupation of

Car Park 144. Table 1 below provides a summary of the operating characteristics of both Car Parks and demonstrates that capacity exists at Car Park 93 to accommodate a portion of the displaced parking at Car Park 144.

| <b>Table 1 – Summary of TPA Operating Characteristics</b> |                                |                          |
|-----------------------------------------------------------|--------------------------------|--------------------------|
| <b><u>Facility Address</u></b>                            | <b><u>Number of Spaces</u></b> | <b><u>Peak Usage</u></b> |
| Car Park 144<br>376 Clinton Street                        | 33                             | 89%                      |
| Car Park 93<br>675 Manning Avenue                         | 52                             | 91%                      |

Temporary signage will be installed at Car Park 144 to advise customers that additional parking is available at Car Park 93.

## **Terms and Conditions**

The following principles will be incorporated in the MOU or other form of agreement with the TTC as may be acceptable to the City Solicitor:

|    |                                                                                                                                                                                                                                             |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                                                                                                                                             |
| 1. | TTC to secure the area in question using fencing and jersey barriers to the satisfaction of TPA;                                                                                                                                            |
| 2. | Any amendments to the Rented Area, Construction Period or anything that would impact the operation TPA's Municipal Car Park 144 must be communicated to TPA in writing no less than two weeks prior to the effective date of the amendment; |
| 3. | TTC shall provide temporary traffic management signage and traffic management;                                                                                                                                                              |
| 4. | TTC shall provide all temporary signage relating to the Project and temporary use of the Car Park to TPA patrons and members of the general public;                                                                                         |
| 5. | TTC will provide at its expense a pre-construction use condition survey and a post construction use condition survey of the Rented Area;                                                                                                    |
| 6. | At the end of the term, the TTC shall restore the Car Park to TPA's satisfaction and specifications;                                                                                                                                        |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 7.  | TTC shall compensate TPA for the loss of revenue from Car Park 144 during the term of the Project;                                                                                                                                                                                                                                                                                                                  |
| 9.  | TTC will, at its expense, obtain all necessary licences, permits and approvals required, if any, for the use of the “area”. TPA will provide its consent to any TTC application in respect of any licence, permit or approval required for the use of the “area”. TTC will be responsible for obtaining any consents needed;                                                                                        |
| 10. | TTC will maintain (or cause to be maintained), at its expense, comprehensive general liability insurance in the amount of Ten Million Dollars (\$10,000,000.00) in respect of the Rented Area and will include the City and TPA as additional insured parties. Prior to the commencement of the Construction Period, TTC will provide to TPA a certificate of insurance evidencing the insurance noted herein; and, |
| 11. | TTC will compensate TPA for any operational expenses that TPA may incur as a result of the Project or the TTC using the Rented Area.                                                                                                                                                                                                                                                                                |

## Next Steps

Subject to the Board’s decision TPA staff will work with the City of Toronto’s Legal Services Division to finalize the MOU or other form of agreement with the TTC as may be acceptable to the City Solicitor. Construction of the Project is expected to commence in the third quarter of 2020.

## CONTACT

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Jeffrey Dea, Director, Parking Strategy, Policy and Planning, Toronto Parking Authority, 416-393-7292, [jeffrey.dea2@toronto.ca](mailto:jeffrey.dea2@toronto.ca)

## SIGNATURE

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Robin Oliphant, Acting President  
Toronto Parking Authority

## **ATTACHMENTS**

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Attachment 1 - Site Location Map

Attachment 2 - In-Camera Board Memorandum dated February 11, 2015 - Minute Number 15-028 (Authorized for public release by the Acting President, Toronto Parking Authority, on January 20, 2020)

Attachment 3 - Board Memorandum dated July 21, 2010 - Minute Number 10-112

Attachment 4 - Construction Site Drawings for Christie Subway Station

Attachment 5 - Impact to 376 Clinton Street (Car Park 144)

## ATTACHMENT 1

### SITE LOCATION MAP



**In-Camera Board Memorandum dated February 11, 2015 - Minute Number 15-028 (Authorized for public release by the Acting President, Toronto Parking Authority, on January 20, 2020)**



the Toronto Parking Authority ("TPA")

RECOMMENDATION:

1. Temporary closure of approximately 33 parking spaces;
2. Term of two (2) years and five (5) months (29 months total) commencing September 1, 2015;
3. Option to extend on a month to month basis for a period of up to six (6) months;
4. Compensation to be charged at a daily rental rate per parking stall based on parking utilization and revenue levels at Carpark 503 and Carpark 504;
5. TTC to maintain comprehensive general liability insurance in the amount of \$10,000,000 with the TPA and City added as additional insured; and
6. The TTC restores the parking facility post construction to a condition satisfactory to the TPA.

The purpose of this report is to obtain TPA Board approval to authorize staff to negotiate an agreement with the TTC in the form of a Memorandum of Understanding ("MOU") which would permit the temporary closure of 33 parking spaces at Municipal Carpark 503 (the "Licensed Lands" or "TPA Lands") as part of TTC's construction, maintenance and repair work at Royal York Subway Station.

Municipally known as 12 Willingdon Boulevard, this 65 space surface parking facility was acquired through amalgamation and is subject to sub-surface easement rights in favour of the TTC related to the Bloor-Danforth subway. Located immediately adjacent the Royal York Subway Station, vehicular access to the carpark is available from both Willingdon Boulevard to the west as well as a public

access laneway to the south. The laneway is a single one-way lane travelling eastbound from Royal York Road (see attached *Site Location Map*).

The TTC is undertaking a major upgrade of the Royal York Subway Station in order to improve pedestrian accessibility at the station. Since a portion of the Bloor-Danforth Subway line operated by the TTC is located below Carpark 503, the TTC has approached the TPA and requested TPA's permission for the temporary use of the west portion of the Carpark during the term of the project.

**Comments:**

*Easier Access III Royal York Station Project*

TTC accessibility enhancements at the Royal York subway station will include improvements to the existing above grade station building, the bus platform and the addition of below grade elevators allowing better access to the subway platforms (see attached *Schedule "A" – Easier Access III Royal York Station Project*). These improvements will include:

- Three new elevators to access eastbound and westbound platforms
- Accessible fare gates
- Barrier free path to the platforms
- Automatic sliding doors to enter the station
- Improved Signage
- CCTV – Security cameras
- Resurfacing the bus loop

*Operational Implications and Mitigation Measures – Municipal Carpark 503*

As a result of the construction, vehicular access to the Carpark by way of the west laneway entrance will be unavailable during the term of the project (see attached *Schedule "B" – Site Layout Plan and Construction Area*).

In order to minimize the disruption to the remainder of the Carpark, to facilitate its continued operation and to provide for the safety of Carpark patrons while the work is carried out, the TTC will arrange at its own expense to:

- (i) Install hoarding to enclose the Licensed Lands;
- (ii) Ensure that there are no blind spots for drivers and / or pedestrians using the remaining easterly portion of the Carpark; and
- (iii) Provide all temporary signage relating to construction and wayfinding for Carpark patrons and members of the general public which shall be reviewed and approved by the TPA.

Given that Carpark 503 has a high utilization rate for predominantly long stay parkers as the facility largely operates as a commuter lot, TPA staff will evaluate usage levels for this lot as well as associated lots located immediately to the east including CP504 and CP500. The goal will be to re-deploy the displaced parkers which include long-stay and monthly permit holders from Carpark 503 to the associated lots as we believe there is sufficient capacity.

*Summary of Terms and Conditions - Memorandum of Understanding*

The following page summarizes the terms and conditions of the MOU between the TPA and the TTC:

|                    |                                                                                                                                                                                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Licensed Lands     | Westerly portion of Carpark 503 containing a total of 33 parking spaces;                                                                                                                  |
| Term               | 29 months; commencing September 1, 2015 and ending January 31, 2018;                                                                                                                      |
| Use                | The TTC and its contractors and sub-contractors shall use the Licensed Lands solely for the purpose of performing the construction work that is required;                                 |
| Compensation       | To be based on the net loss of parking spaces and fixed at a daily Rental Rate per parking stall and paid monthly at the end of each month;                                               |
| Rental Rate        | To be based on parking utilization and revenue levels at Carpark 503 (12 Willingdon Boulevard) and Carpark 504 (9 Willingdon Boulevard);                                                  |
| Extension Term     | Six (6) months (February 1, 2018 to July 31, 2018) with no further option to extend or renew. Rental Rate to be no less than the rate charged during the original Term;                   |
| Termination Option | TTC will have the option to terminate at any time during the Term and Extension Term upon delivering not less than sixty (60) days' prior written notice of termination;                  |
| Indemnity          | TPA and the City to be indemnified against any losses in connection with any accidents which occur at the Carpark and the adjoining public laneway to the south;                          |
| Insurance          | TTC to maintain comprehensive general liability insurance in the amount of \$10,000,000. The TPA and the City to be named as additional insured and the TPA identified as the loss payee. |

The TTC shall obtain all necessary licenses, permits, approvals required for the temporary alteration of the parking facility as well as all construction work performed on Licensed Lands. The TPA shall provide its consent in support of these TTC's applications. In addition, the TTC will:

- (i) Reimburse TPA's reasonable expense for the relocation of equipment such as pay and display machines as required;
- (ii) Complete a pre-construction condition survey and a post construction condition survey of the Carpark; and
- (iii) Reimburse TPA's reasonable expense for the supply and installation of temporary signage.

Upon completion of the work or at the termination of the agreement, the TTC at its own expense will restore the Licensed Lands to a condition satisfactory to the TPA. The restoration work will include the re-striping of the entire Carpark and any other alterations to the configuration of parking spaces that may be required.

The TTC reports that they have informed the Councillor for Ward 5, Councillor Justin Di Ciano, of the project plans for Royal York Station and the Councillor concurs with the overall TTC plan.

#### *Permanent Loss of TPA Sub-surface Lands*

Although the project will result in no net loss of parking spaces at Carpark 503, the project will have an impact on sub-surface lands due to the installation of two (2) elevators within the Licensed Lands. The TTC shall provide at its own expense within twelve (12) months from the completion of the work, as-built drawings and a survey plan identifying these sub-surface lands which they will acquire. Consistent with the City's disposal policy, the TTC will be required to compensate the TPA for the fair market value ("FMV") of the portion of the TPA Lands being transferred to and occupied by the TTC. The FMV will be determined by an independent third party appraiser with the TTC responsible for the

cost of the appraisal. The TTC will obtain all necessary approvals and permissions necessary for the transfer of jurisdiction of these subsurface TPA Lands from the TPA to the TTC.

**Conclusions:**

It is recommended that the Board of Directors of the Toronto Parking Authority ("TPA") authorize staff to negotiate an agreement with the Toronto Transit Commission ("TTC") in the form of a Memorandum of Understanding as outlined in the body of this report but more particularly subject to the following terms and conditions:

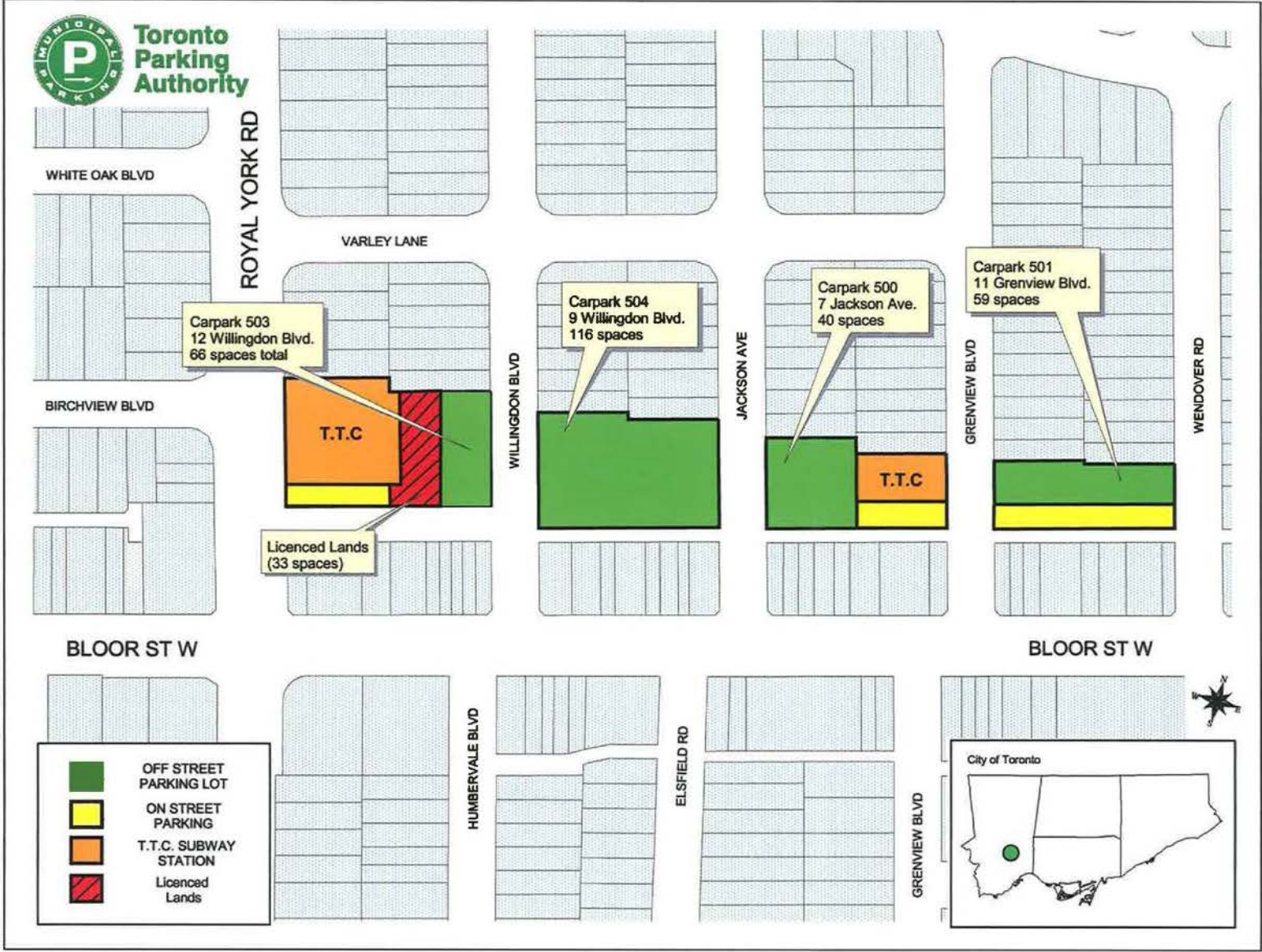
1. Temporary closure of approximately 33 parking spaces;
2. Term of two (2) years and five (5) months (29 months total) commencing September 1, 2015;
3. Option to extend on a month to month basis for a period of up to six (6) months;
4. Compensation to be charged at a daily rental rate per parking stall based on parking utilization and revenue levels at Carpark 503 and Carpark 504;
5. TTC to maintain comprehensive general liability insurance in the amount of \$10,000,000 with the TPA and City added as additional insured; and
6. The TTC restores the parking facility post construction to a condition satisfactory to the TPA.

**List of Attachments:**

Site Location Map

Schedule "A" – Easier Access III Royal York Station Project

Schedule "B" – Site Layout Plan and Project Construction Area



## Schedule "A"

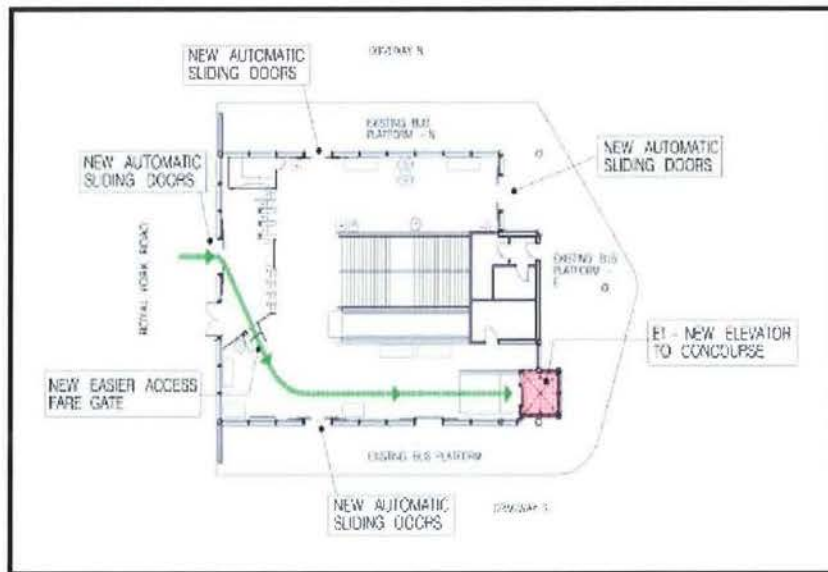
### Easier Access III Royal York Station Project



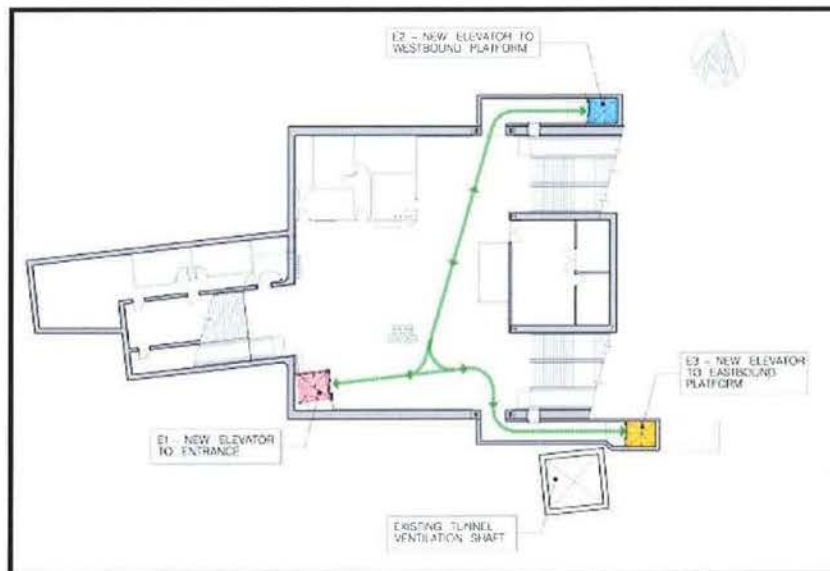
**Royal York Subway Station**



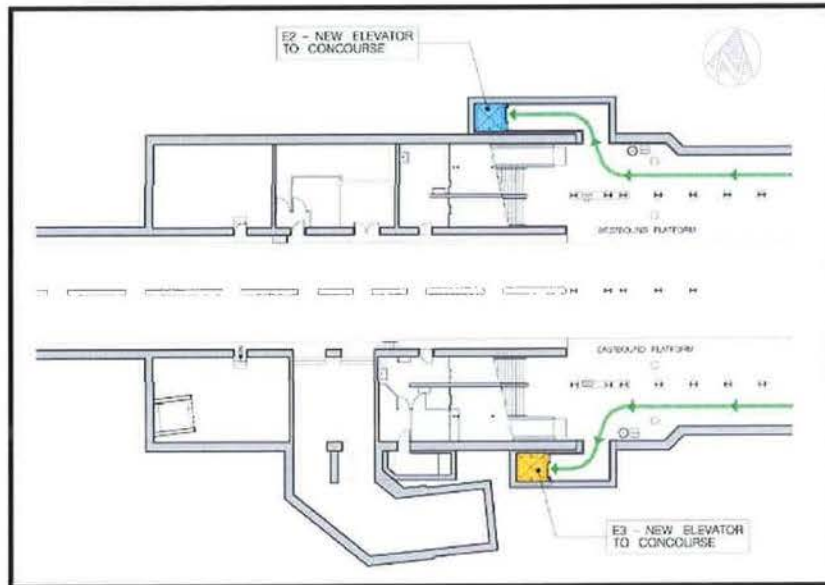
**Accessibility Improvements**



## Street Level Plan

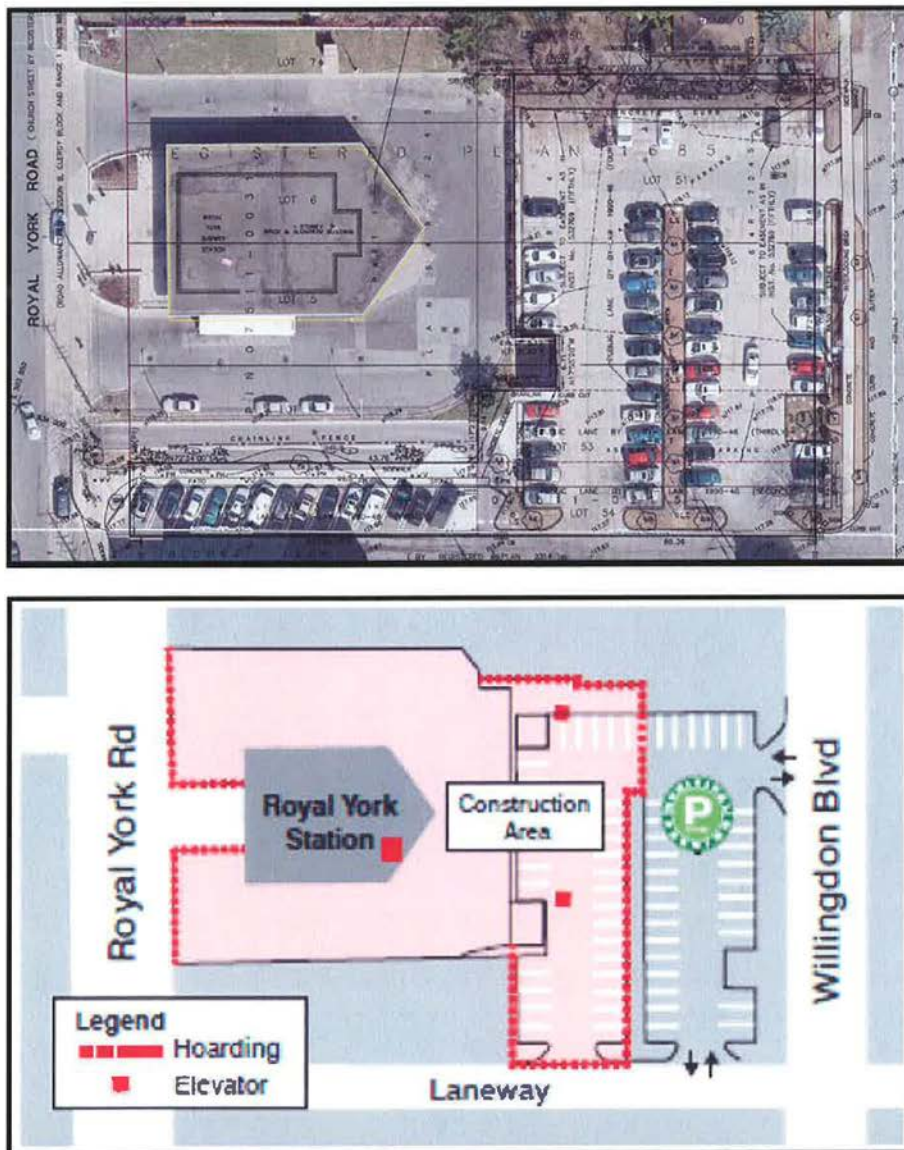


## Concourse Level Plan



**Platform Level Plan**

Alternate Subway Access: TTC Christie Subway Station and TPA CP 144



## ATTACHMENT 3

### Board Memorandum dated July 21, 2010 - Minute Number 10-112

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                        |                         |               |                            |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------|---------------|----------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        | <b>BOARD MEMORANDUM</b> |               | <i>OK JP</i><br><b>4.2</b> |  |
| TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Gwyn Thomas                                                                            | FILE NO:                | 5089-00       |                            |  |
| FROM:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Lorne Persiko / Patricia Pearsall                                                      | DATE:                   | July 21, 2010 |                            |  |
| SUBJECT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TTC MAINTENANCE AND REPAIR OF ROYAL YORK SUBWAY STATION CARPARK 500 – 7 JACKSON AVENUE |                         |               |                            |  |
| <b>MEETING DATE:</b> Tuesday, July 27, 2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                        |                         |               |                            |  |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                        |                         |               |                            |  |
| It is recommended that the Board of Directors of the Toronto Parking Authority ("TPA") authorize staff to negotiate an agreement with the Toronto Transit Commission ("TTC") in the form of a Memorandum of Understanding ("MOU") as outlined in the body of this report but more particularly subject to the following terms and conditions:                                                                                                                                                                                                                            |                                                                                        |                         |               |                            |  |
| <ol style="list-style-type: none"><li>1. The temporary closure of 18 parking spaces for an estimated period of 45 days at a daily rental rate of \$12.00 per parking space plus applicable taxes;</li><li>2. The net impact with respect to the maintenance and repair work to the Royal York Subway Station will result in no parking space losses; and</li><li>3. The TTC restores the entire parking facility post construction to a condition satisfactory to the TPA.</li></ol>                                                                                     |                                                                                        |                         |               |                            |  |
| <b>Purpose:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                        |                         |               |                            |  |
| The purpose of this report is to obtain TPA Board approval to authorize staff to negotiate an agreement with the TTC through an MOU which would permit the temporary loss of 18 parking spaces at Carpark 500 as part of TTC's maintenance and repair plans for the Royal York Subway Station.                                                                                                                                                                                                                                                                           |                                                                                        |                         |               |                            |  |
| <b>Background</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                        |                         |               |                            |  |
| Municipally known as 7 Jackson Avenue, this is a 55-space surface parking facility with access from both Jackson Avenue and Grenview Boulevard North, a short distance north of Bloor Street West and east of Royal York Road (see attached Site Location Map).                                                                                                                                                                                                                                                                                                          |                                                                                        |                         |               |                            |  |
| The TTC has proposed to undertake a project of maintenance and repair work at the Royal York Subway Station, including structural rehabilitation of the Station and on-grade paving. Since a portion of the Bloor-Danforth Subway Line is located below the Carpark and the Royal York Subway Station on the Subway is in the vicinity, the TTC needs to use a portion of the TPA lands in order to undertake work. The TTC has approached the TPA and requested permission to enter, occupy and use portions of the Carpark for the purpose of the performance of work. |                                                                                        |                         |               |                            |  |
| <b>Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                         |               |                            |  |
| <i>Site Location and Reconfiguration of the Existing Carpark</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                         |               |                            |  |
| Located close to Bloor Street West and Royal York Avenue, the Carpark is currently accessed from Jackson Avenue and Grenview Boulevard North. Vehicular traffic may be slowed, however traffic will not be permitted to back up onto Royal York Road during operations and flow is to be kept                                                                                                                                                                                                                                                                            |                                                                                        |                         |               |                            |  |

| MEETING    | MINUTE    |
|------------|-----------|
| July 27/10 | 10-112    |
| Approved-  | <i>JP</i> |

moving so that cars can reach nearby parking lots such as 9 Willingdon Boulevard and 11 Grenview Boulevard North. In order to minimize the disruption to the Carpark, to facilitate the continued operation of the Carpark and to provide for the safety of the Carpark patrons while the work is carried out, temporary alterations to the Carpark will be required. The TTC shall, at its own expense, complete the following:

- a) Install a security barrier to enclose the Premises and to facilitate visibility for the drivers and pedestrians using the Carpark;
- b) Re-stripe the Carpark to provide for 2 additional parking spaces, the relocated handicapped parking spaces, and any other alterations to the configuration of the parking spaces, in accordance with the drawings approved by TPA;
- c) Maintain the raised concrete median before the entrance lanes to the Carpark in its present condition;
- d) Provide all temporary signage relating to construction and way finding for Carpark patrons and members of the general public. The wording and location of the signage shall be reviewed and approved by the TPA prior to installation of the signage; and
- e) Reimburse the TPA for the reasonable costs incurred for the relocation of equipment such as the pay and display machines as required.

With the construction expected to be for a period of 45 days, a temporary loss of parking spaces may be considerably small with existing access from both Jackson Avenue and Grenview Boulevard North preserved during construction.

The TTC shall obtain all necessary licences, permits, approvals required for the design and construction of the work. TPA shall provide its consent to the TTC's applications in respect of any licence, permit or approval required for the design and construction of the work. TTC shall be responsible for obtaining any consent needed from the City as owner of the lands, if any.

#### *TPA Compensation – Temporary Use of TPA Lands*

##### *1. Reimbursement of Loss of Revenue*

The TPA will rent to the TTC for 45 days the eastern portion of the TPA lands containing a total of 18 parking spaces. The rent payable shall be based on the net loss of parking spaces and fixed at the daily rate of approximately \$12.00 per space per day, plus applicable taxes, payable at the end of the terms. In the event that the TTC occupies the premises for longer than 45 days, the TTC agrees to pay the TPA for the use of the premises during such additional period at a rate of \$25.00 per parking space per day, plus applicable taxes, payable on the date on which the TTC completes the restoration of the Carpark.

##### *2. Reimbursement of Losses Related to Permit Holders*

Currently there are 33 patrons who purchase monthly parking permits to park at the Carpark. In recognition of the disruption anticipated at the Carpark, due to the work, the TPA will be reducing the cost of the monthly permits to permit holders by \$5.00 per month. The TTC agrees to reimburse the TPA for this reduction in its revenue for so long as the work is ongoing and affecting the Carpark, at the rate of \$165.00 per month plus applicable taxes. The TTC acknowledges the permits are sold at or near the beginning of each calendar month, and therefore the reduction will be in effect for every month or portion of a month during which operations at the Carpark are affected by the work.

#### *Parking Demand*

Carpark 500 is a high utilized rate for predominantly long stay parkers as the facility largely operates as a commuter lot. Since we will temporary lose a total of 18 parking spaces, there may be some long stay parkers from these lots requiring relocation to other lots or modes.

Gwyn Thomas  
July 21, 2010  
Page 3

*Development Notice*

The TTC has informed Councillor for Ward 5, Councillor Peter Milczyn of the plans for the area and the Councillor agrees with the project but did request two items: 1. to be able to review the TTC Construction Notice; and 2. that this information be distributed to the community approximately two weeks prior to the start of the project (see attached Draft TTC Notice of Project, Draft TTC Construction News). Note that when an occupancy agreement has been put in place a date will be insert into these document. It is expected that construction will commence in September 2010.

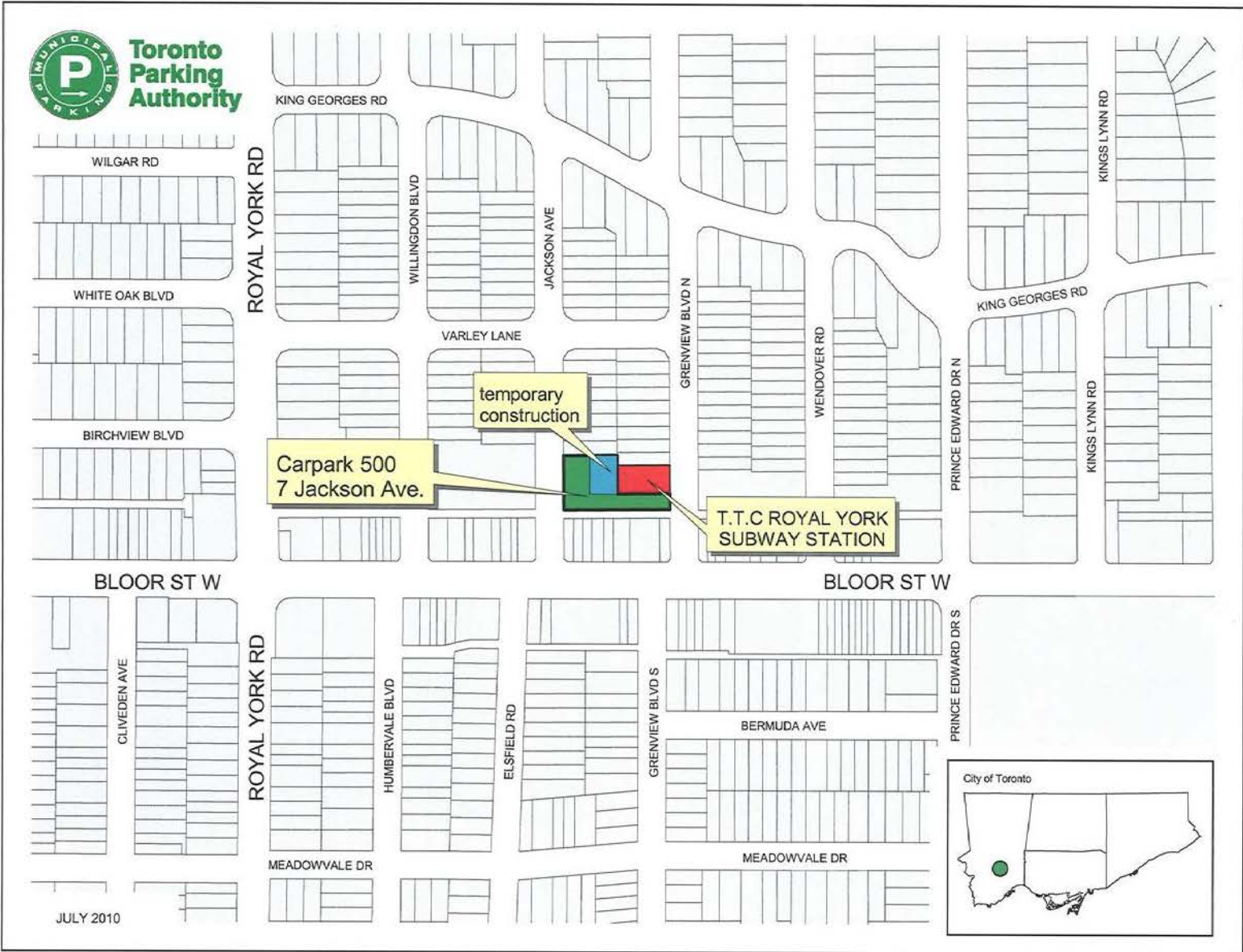
**Conclusions:**

It is recommended that the Board of Directors of the Toronto Parking Authority ("TPA") authorize staff to negotiate an agreement with the Toronto Transit Commission ("TTC") in the form of a Memorandum of Understanding ("MOU") as outlined in the body of this report but more particularly subject to the following terms and conditions:

1. The temporary closure of 18 parking spaces for an estimated period of 45 days at a daily rental rate of approximately \$12.00 per parking stall plus applicable taxes;
2. The net impact with respect to the maintenance and repair work to the Royal York Subway Station will result in no parking space losses; and
3. The TTC restores the entire parking facility post construction to a condition satisfactory to the TPA.

**List of Attachments:**

Site Location Map  
Current & Altered Parking for Site  
Draft TTC Notice of Project  
Draft TTC Construction News





*Temporary Spaces Added (2)*

*Temporary Parking Spaces Lost (20)*



# NOTICE



## Jackson Avenue Municipal Parking

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18 parking spaces in this lot will be

### UNAVAILABLE

**From September 2010 - November 2010**  
to accommodate TTC construction  
work at Royal York Station.

Adjacent municipal parking lots are available.  
Sorry for the inconvenience.

**TTC Contact:** Diego Sinagoga, Marketing and  
Customer Service, 416-393-2197

[www.ttc.ca](http://www.ttc.ca)



**416-393-INFO**



# CONSTRUCTION NEWS

Beginning in September 2010, the TTC will conduct repairs to two expansion joints to the top of a section of tunnel of the Bloor-Danforth Subway line that runs beneath a portion of the Toronto Parking Authority (TPA) Carpark lot located just north of Bloor Street West between Jackson Avenue and Grenview Boulevard. This project is scheduled to be completed by November 2010.

In order to do the repairs, a section of the TPA Carpark lot will be excavated to the top of the subway tunnel structure (approximately ½ metre deep) exposing the two expansion joints and the top of the tunnel structure between the two joints. The work will reduce the capacity of the parking lot by 18 spaces for the duration of the project. Three trees resting on the tunnel structure near an expansion joint behind the secondary subway entrance at Grenview Boulevard will be removed. At completion of the repairs, the tunnel structure will be waterproofed, backfilled and asphalted, and two trees will be planted nearby.

#### **Work Hours**

Work is largely confined to the hours of 7 a.m. to 6 p.m. weekdays. Occasionally, the contractor may need to work on weekends or outside of these weekday hours to complete key operations on the same day. In these instances, an effort will be made to keep noise levels to a minimum and to limit the use of heavy equipment after 8 p.m. Efforts will be made to keep dust to a minimum during the work.

#### **Contractor's Compound**

The contractor will use an area inside the TPA Carpark lot for material and equipment storage. Construction vehicle access to and from the site will be via Jackson Avenue and Bloor Street.

#### **Transit Service**

Subway operations will not be affected by this work. Access to the subway secondary entrance at Grenview Boulevard will be maintained during the work.

#### **TTC Contact**

Weekdays 8:30 a.m. to 4:30 p.m.: Diego Sinagoga of the Marketing and Customer Services Department at (416) 393-2197.

Transit service details are available by calling the TTC Information Line at (416) 393-INFO (4636) or visit [www.ttc.ca](http://www.ttc.ca).

TTY: Hearing Impaired Service, (416) 481-2523 (Daily, 8:00am - 5:00pm, closed holidays)

We regret any inconvenience that may be caused as a result of this work.

*Diego Sinagoga*  
*Community Liaison Representative*

*August 20, 2010*

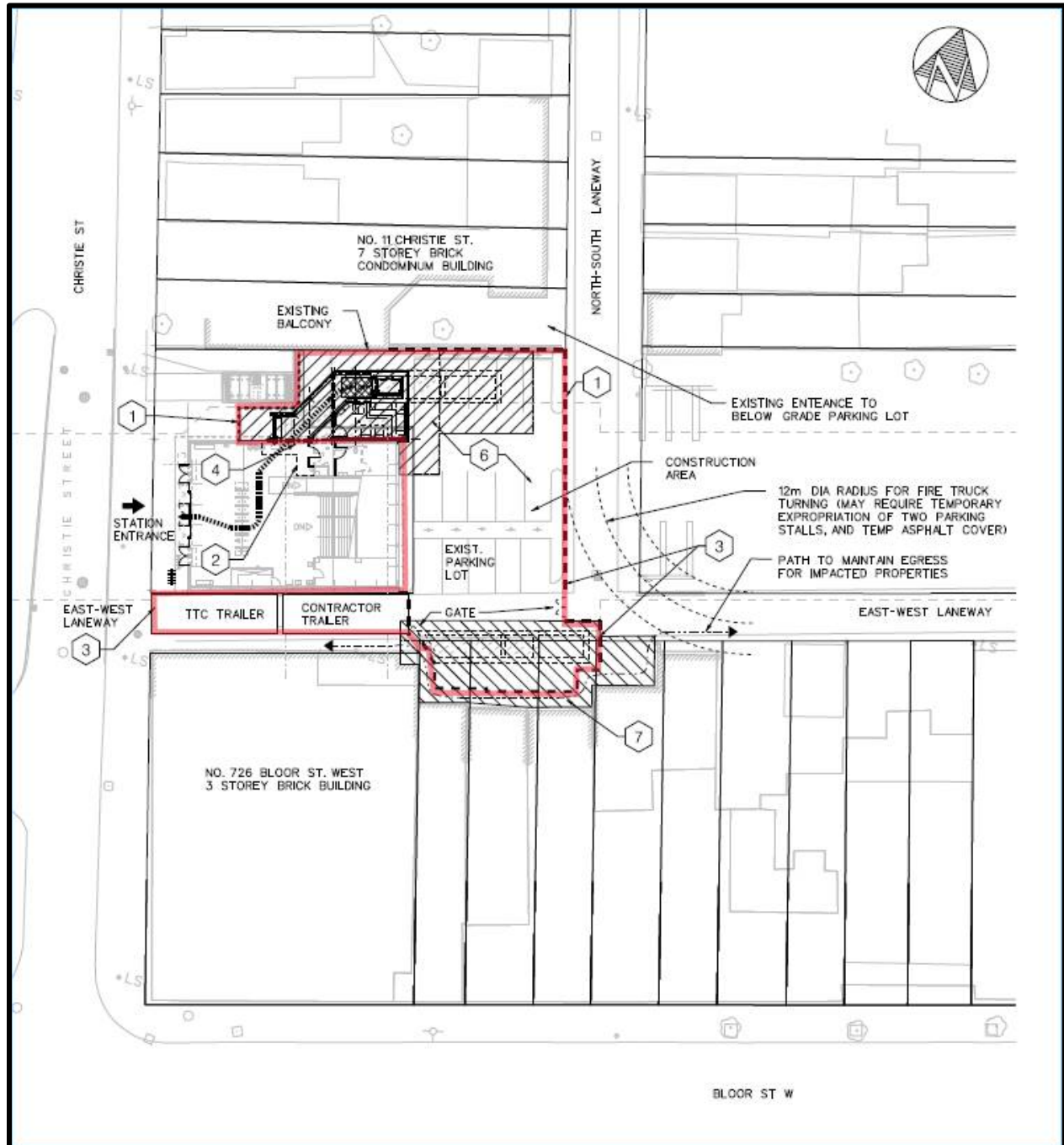


**TORONTO TRANSIT COMMISSION**

For further information contact: Marketing and Public Affairs Department, 1900 Yonge Street, Toronto, Ontario M4S 1Z2 (416) 393-2197

## ATTACHMENT 4

### CONSTRUCTION SITE DRAWING FOR CHRISTIE STATION



## ATTACHMENT 5

### IMPACT TO 376 CLINTON STREET (CAR PARK 144)

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