



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Parking Management Agreement - 60 Shuter Street

Date: November 30, 2020

To: Board of Directors, Toronto Parking Authority

From: Acting President, Toronto Parking Authority

Wards: Ward 13 - Toronto Centre

REASON FOR CONFIDENTIAL INFORMATION

The attachment to this report is about a position to be applied to negotiations being carried out by Toronto Parking Authority (TPA).

SUMMARY

Toronto Parking Authority (TPA) operates an extensive inventory of over 307 off-street parking facilities containing over 40,000 spaces. A significant number of these locations are managed and operated by TPA on behalf of private property owners through parking management agreements.

In an effort to expand its offering of public parking in parking deficient areas of the City, TPA has approached a number of landowners and developers to provide an overview of the range of parking management services that it provides to third-party landowners. Through these discussions, an opportunity has been identified to provide parking management services at a new mixed-use building being developed by Menkes 189 Church Street Inc. (Menkes) at 60 Shuter Street (the Subject Property).

The purpose of this report is to seek authority from TPA's Board of Directors for TPA's President, to negotiate, enter into, and execute a parking management agreement with Menkes related to a 22-space below grade parking facility located at the Subject Property.

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority provide authority for the President, Toronto Parking Authority to negotiate, enter into and execute a parking management agreement with Menkes Developments Inc. related to the operation of a 22-space commercial parking facility located within 60 Shuter Street in accordance with the terms and conditions as outlined in *Confidential Attachment 1* and any such other or amended terms and conditions as may be acceptable to the President and in a form satisfactory to the City Solicitor.
2. The Board of Directors, Toronto Parking Authority direct that Confidential Attachment 1 remain confidential in its entirety, as it relates to a position to be applied to negotiations being carried out by Toronto Parking Authority.

FINANCIAL IMPACT

The proposed parking management agreement is anticipated to generate stabilized annual revenues of \$90,750 or \$4,125. The detailed financial terms of the proposed transaction are outlined in *Confidential Attachment 1*.

DECISION HISTORY

There is no prior decision history associated with this report.

COMMENTS

Menkes is a fully integrated, private real estate company involved in the construction, ownership and management of office, industrial, retail and residential properties. TPA has been working with Menkes to explore the provision of parking management services at multiple locations within the City of Toronto and 60 Shuter Street represents the first such parking management opportunity that TPA is seeking authority to finalize.

Site Location and Particulars

The Subject Property is located within a designated Mixed-Use Area with frontage on Shuter Street and Church Street (refer to *Attachment 1 - Site Location Map*). Menkes is developing the site with a 29-storey mixed-use building with 321 residential condominium units and 487 square metres (4,870 square feet) of ground floor commercial space (the Project). Menkes has advised that first occupancy of the Project is scheduled for January 2021.

Subject to TPA Board approval, TPA will enter into a parking management agreement with Menkes commencing on February 1, 2021, or on a date to be determined. TPA will manage commercial parking located on P1 and P2 of the underground parking facility (refer to *Attachment 2 - Parking Layout Plan*) with residential parking for condominium users located below the commercial parking floors. The Project includes a ground floor commercial retail use, which fronts onto Church Street while pedestrian access is available from both Shuter Street and Dalhousie Street.

Parking Supply and Demand

The Subject Property is located in the downtown core of the city in an area of high parking demand. Major attractions in the immediate area include: the Toronto Eaton Centre, Dundas Square, Ed Mirvish Theatre, Massey Hall, St. Michael's Hospital, St. Michael's Cathedral, the Metropolitan United Church, Ryerson University, among others. This area also includes a high concentration of employment and service uses that continue to generate strong demands for TPA's car parks in the area including Dundas Square (Car Park 34) and the Queen and Victoria Garage at 36 Queen Street East (Car Park 26).

On-street parking supply within the immediate area of the Subject Property has been recently impacted through the implementation of cycling infrastructure along Shuter Street, resulting in a loss of approximately 40 spaces between Bond Street and Sherbourne Street. The proposed management arrangement therefore provides a timely opportunity to off-set these on-street losses.

The transient demand for public parking at the Subject Property will also be supported by parkers visiting the residential condominium, as well as, retail and commercial establishments located within the immediate vicinity. This opportunity will allow TPA to add 22 public parking spaces to an area of the city that has a high demand for parking.

Parking Operations

TPA will operate the parking facility 24 hours per day, 7 days per week as a Pay & Display and Mobile Pay type of operation. A total of two (2) pay & display machines will be installed as part of the operation as well as cellular repeaters allowing customers to use the Green P Mobile App with their phones to initiate a parking session (refer to *Attachment 2 - Parking Layout Plan*).

The proposed parking rates for the parking facility are detailed below in Table 1.0:

Table 1.0: Proposed Parking Rates

Half-hour rate	\$2.50
Day Maximum (7 am to 6 pm)	N/A
Evening Maximum (6 pm to 7 am)	\$5.00
Weekends / Holidays (Saturday / Sunday / Holidays)	\$8.00

No parking permits will be offered at this location.

Summary of the Parking Management Agreement

The terms and conditions of the management arrangement are detailed within *Confidential Attachment 1*.

Capital Improvements

The Subject Property remains under construction with occupancy scheduled for early 2021. TPA has identified a number of modifications that will be undertaken by Menkes in order to bring the parking facility into compliance with typical TPA operational standards. These improvements will include additional lighting, as well as an independent control room for TPA equipment (refer to *Attachment 3 - TPA Capital Improvements*).

TPA has also provided Menkes with a detailed signage plan for the parking facility which includes both pedestrian as well as vehicular way-finding signage (refer to *Attachment 4 - TPA Way-Finding Signage Plan*). The installation of on-street directional signage will be undertaken by TPA at no additional cost to Menkes.

The pay and display machines and any TPA-branded signage will remain the property of the TPA upon termination.

CONTACT

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Gregory Blyskosz, Manager of Client Services, Toronto Parking Authority,
416-450-2000, gblysko@toronto.ca

SIGNATURE

Robin Oliphant, Acting President,
Toronto Parking Authority

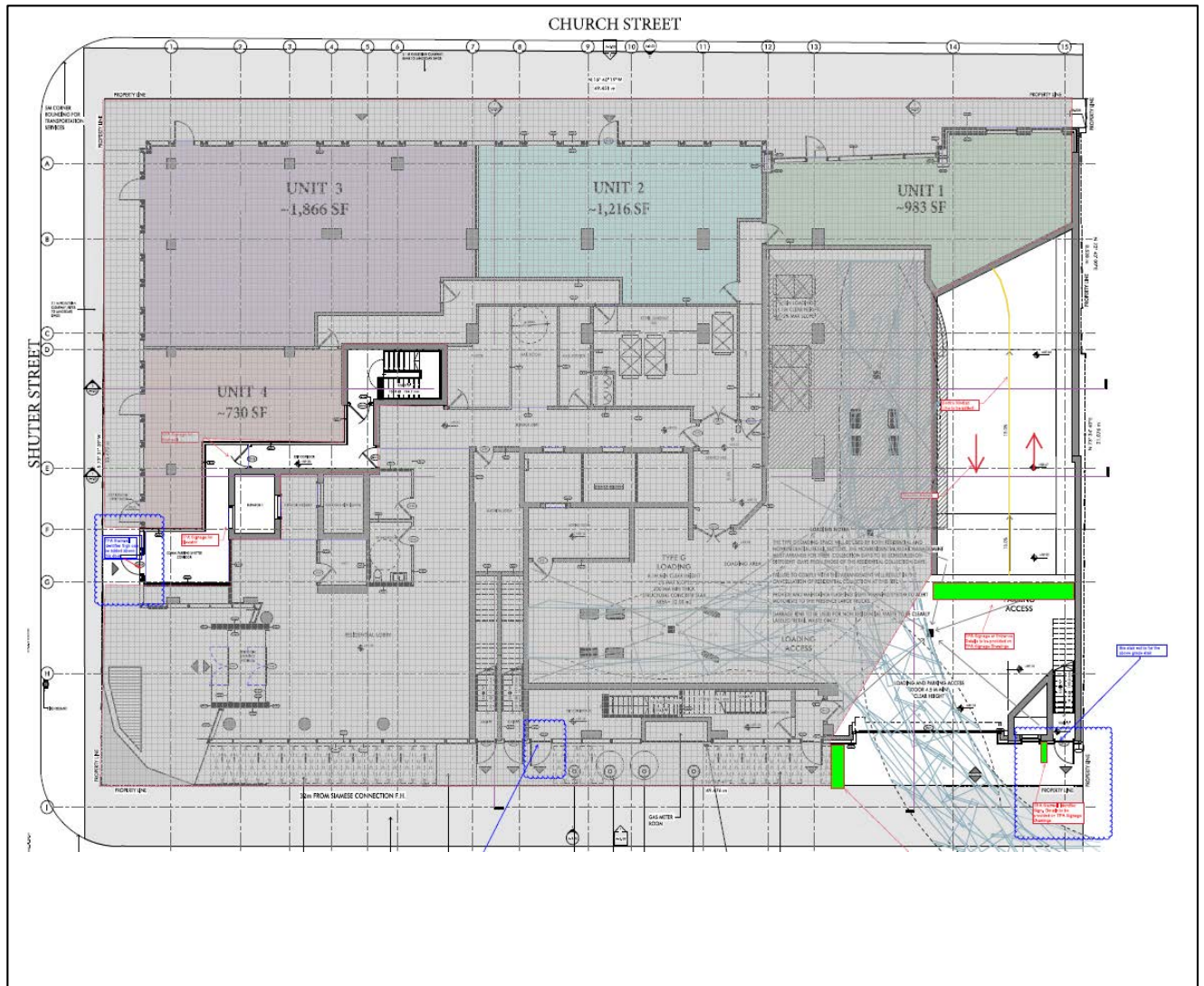
ATTACHMENTS

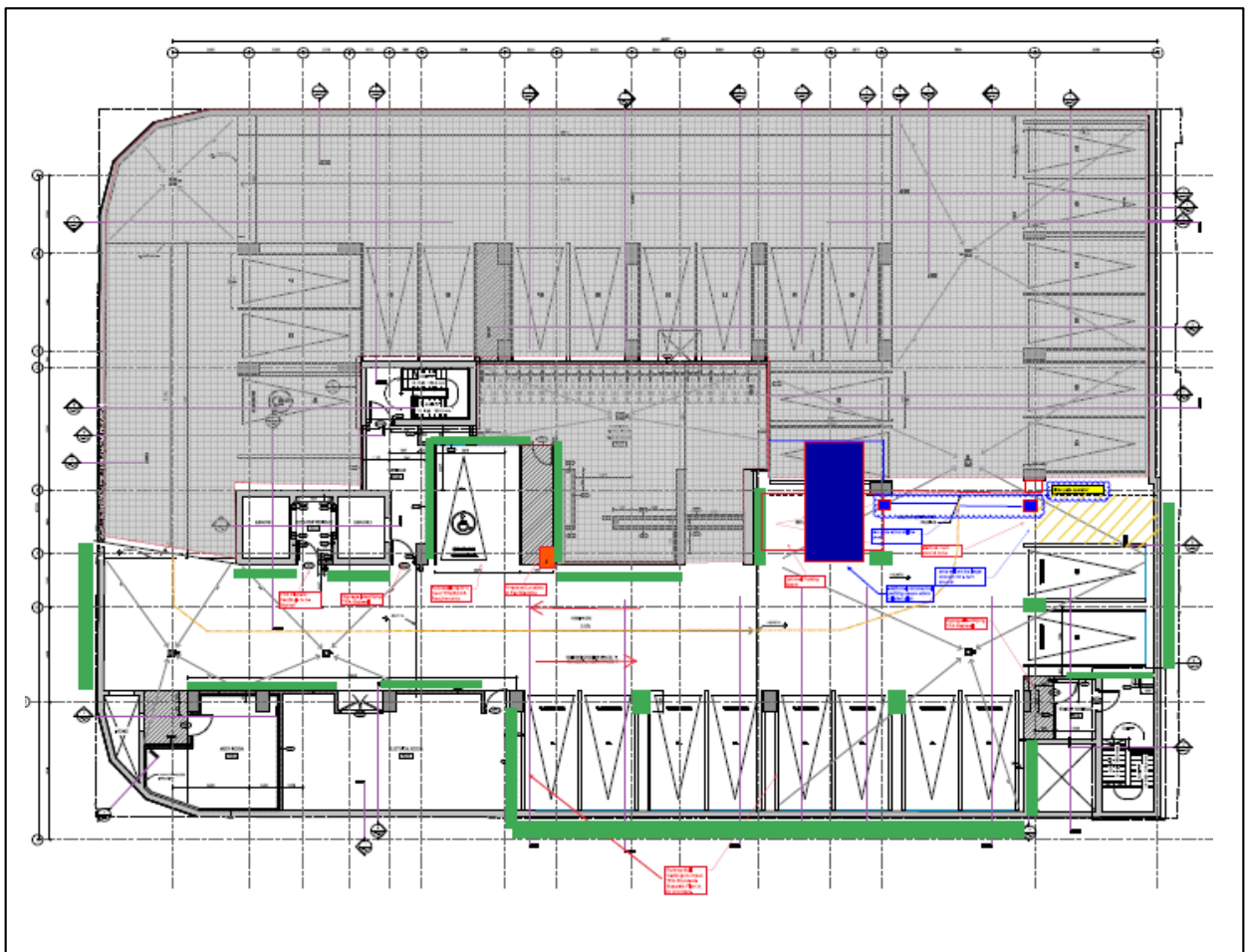
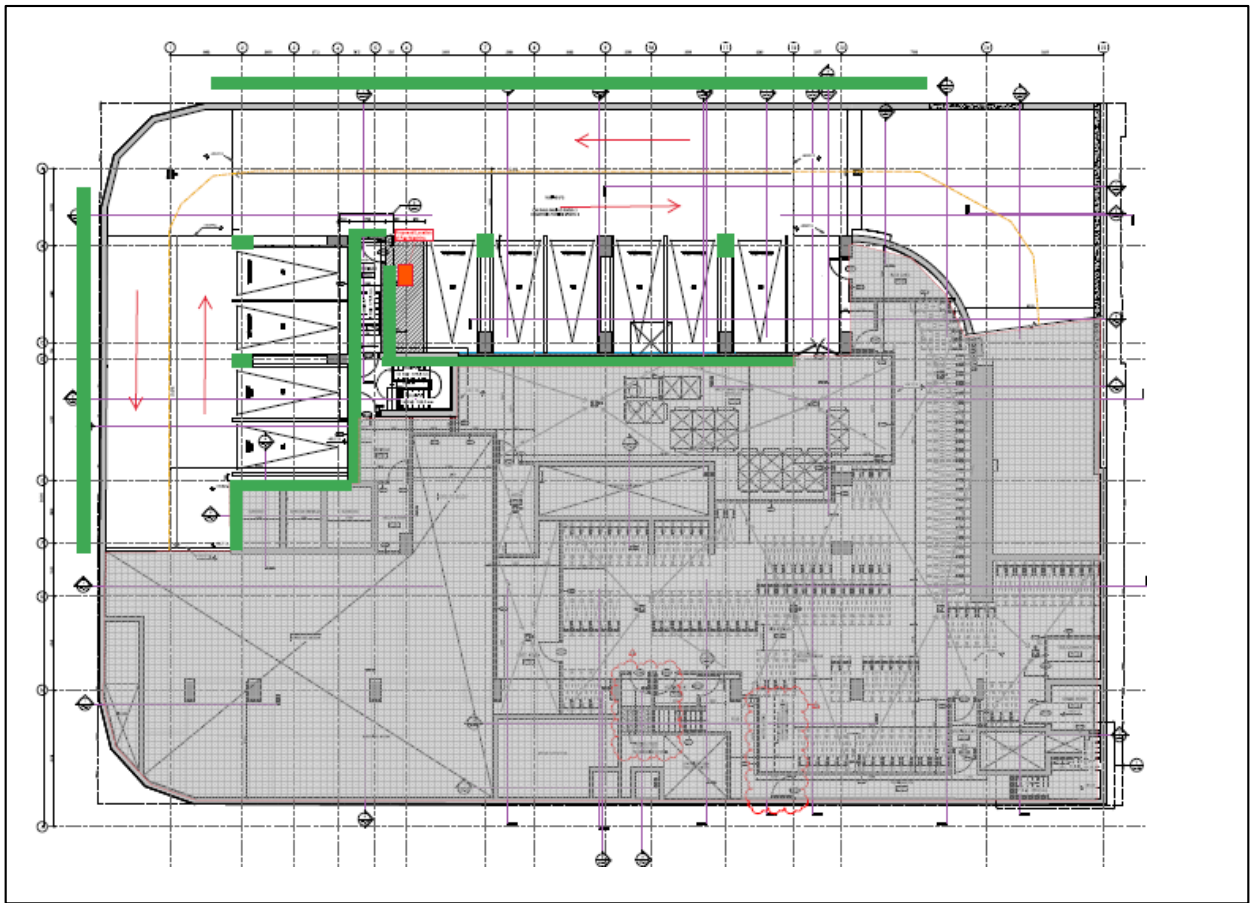
Confidential Attachment 1 - Parking Management Agreement Terms and Conditions
Attachment 1 - Site Location Map
Attachment 2 - Parking Layout Plan
Attachment 3 - TPA Capital Improvements
Attachment 4 - TPA Way-Finding Signage Plan

ATTACHMENT 1 - SITE LOCATION MAP



ATTACHMENT 2 - PARKING LAYOUT PLAN





ATTACHMENT 3 - TPA CAPITAL IMPROVEMENT

ITEM 1 - Location of the Pay and Display Machines and Connectivity Requirements

- 1) A total of two pay and display machines will be installed in the garage. The location of the machines has been identified on the attached drawings of the garage.
- 2) Provide one 1/2" conduit for each pay machine extending from the emergency electrical panel in the electrical room to each pay machine. Provide electrical cable to connect a 120 V receptacle. Power should be connected to an individual circuit and should be on emergency power.
- 3) Provide one 1/2" conduit for each pay machine extending from the TPA Control Room to each machine. Provide 2 – yellow Cat 6 cables in each conduit and provide installation of female termination connectors on all data/ethernet cabling ends.
- 4) Provide 1 -3/4" conduit for each pay machine extending from the TPA Control Room to a ceiling mounted receptacle box approximately 10 ft past the pay machine. Conduit and cabling to be positioned to provide for cameras to capture the pay machine. Supply a single yellow Cat 6 cable with 1mslack and at both ends. TPA will install flex and camera equipment. Confirmation on site can be provided for positioning as required.
- 5) Terminate both power and data conduits in a 12'x12' Electrical box.

ITEM 2 - Pavement Stall Markings, Direction Arrows and Hatching to be installed as per TPA Requirements

- 1) Install direct arrows in drive aisles to identify direction of vehicle travel. Direction arrows are to be painted white and in accordance with the attached drawings and accompanying specification requirements.
- 2) Provide a painted centre line in the drive aisles separating the two-directional traffic throughout the entire TPA garage. The centre line should be painted Yellow and should be solid as outlined on the attached drawings.
- 3) Provide hatch marking in parking stall areas where cars are not allowed to park as shown on the accompanying drawing. Hatch markings shall be painted Yellow.

ITEM 3 - Garage Painting, Column Banding, Floor Level Identification and Floor Level Colour Banding

- 1) With the exception of the garage flooring, all exposed garage surfaces including walls, columns, beams and slab soffits, fixtures and services shall be painted with a white coating system.
- 2) Specific colour banding will be used to identify individual floor levels. The P1 Level will have a green floor level colour banding with white lettering and the P2 Level will have a yellow floor level colour banding with green lettering as outlined in colour banding pallet accompanying this section outlining specific colour requirements.
- 3) All garage walls will have a 600mm continuous colour band extending along the top edge of all garage walls (just below structural beams if applicable) for each garage floor level. For the P1 Level where the ceiling is higher, maintain the height as is dictated by the P2 Level. A 600mm continuous black band will extend along the bottom edge of all

garage walls except for barrier free stalls where the bottom band will be Safety Blue colour.

All columns must have a 600mm high black band along the bottom edge of the column. Every second column will be colour banded (with respective floor level colour) with two independent bands of 200 mm and 600 mm wide separated by a 100 mm white band. The colour banding will start at 900 mm above finished floor level.

Painted graphics are required along perimeter wall banding to identify applicable street name, directional instruction, exit locations, etc. Graphics on columns will identify the specific floor level. TPA will assist with specific graphic requirements.

All raised concrete slab walkways must have the vertical edge and 150mm along the slab edge, painted yellow to warn pedestrians of a potential tripping hazard.

ITEM 4 - Accessible Parking Stall Painting Requirements and Signage

- 1) The accessible stall is to be painted in accordance with TPA layout.
- 2) Metal signage is to be affixed to the wall at the back of the stall.

ITEM 5 - Lighting Requirements

- 1) Additional lighting to be installed throughout the garage to meet TPA standards. This will include, ramp, drive aisles and parking stalls. Elevator vestibules and stairwells also require review to ensure lighting levels are achieved. Follow accompanying Electrical requirements.
- 2) Light fixtures in stairwells and vestibules to be tamper proof.
- 3) Lighting intensities to meet TPA requirements as outlined in the accompanying lighting requirements.
- 4) Ensure that the various equipment identified in the accompanying requirements is connected to emergency power.
- 5) Ensure tamper proof fixtures are installed in stairwells, elevator vestibules and corridors.
- 6) Lighting is to remain in 24/7 operation. Deactivate any motion sensor lighting in TPA garage.

ITEM 6 - TPA Control Room

- 1) TPA Control Room must have a lockable door.
- 2) Mount a 4'x8' sheet of fire rated plywood to an accessible wall.
- 3) Control Room to have lockable IT cabinet as outlined in the accompanying documentation mounted to the fire rated drywall.
- 4) All data connects will terminate in the above referenced cabinet.
- 5) Provide 4 - 120 V power connections in this room. 2 connections will be within the IT cabinet and two outside of the cabinet. It connection in cabinet should be to emergency power panel.

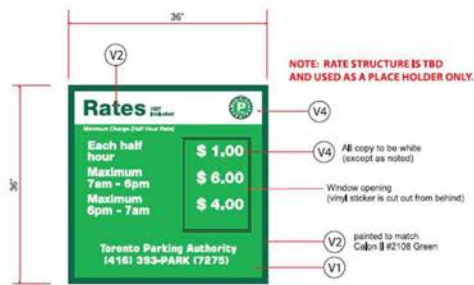
ITEM 7 - Connection from Bell Room to TPA Control Room

- 1) Provide a ½" conduit leading from the buildings' Bell Room to the TPA Control Room.
- 2) Provide a Cat 6 cable in the conduit for connecting the incoming service. Conduit and cable should terminate into the TPA IT cabinet.

ITEM 8 - Electrical and Data Connections for Signage

- 1) Provide a 3/4" conduit leading from the buildings' Electrical Room to every illuminated sign along the garage exterior. This included entry/exit signs, pay rate signs, Green P Medallion signs, Flag Mounted signs.
- 2) Provide 120V power to all the signs identified above in accordance with location of signs outlined the TPA Signage package.
- 3) Provide a 1/2 conduit with a Cat 6 cable extending from the TPA Control Room (IT cabinet) to the gate sign at the garage entrance.
- 4) Refer to accompanying drawing for approximate locations of required connections.

Parking Management Agreement - 60 Shuter Street



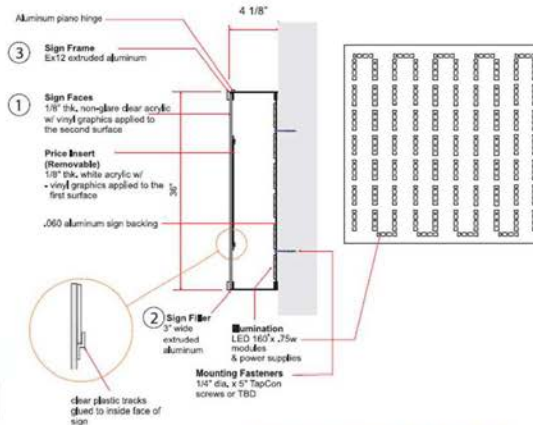
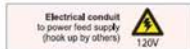
Face panel to be made of non-glare clear acrylic 1/8" thickness with 3M computer cut vinyl graphics applied on the second surface

HelveticaNeue, Square 721 BT Typeface

CODE V-G.02 RATE SIGN - ILLUMINATED SINGLE-SIDED MOUNT: FLUSH QTY. 1

Part #	Description	Material	Colour	Finish
1	Sign face	1/8" thick, non-glare clear acrylic	-	-
2	Aluminum Filler	3" wide extruded aluminum	V2 - to match Color # K2108 Green	Painted
3	Aluminum frame	Ex12 extruded aluminum	V2 - to match Color # K2108 Green	Painted

Colours	Graphics/Colors as marked	Colours	Finish
V1	Color # K156 Vinyl Green	Trans. vinyl	
V2	Color # K2108 Green	Trans. vinyl	
V4	Color # K200 White	Trans. vinyl	



*APPROXIMATE MOUNTING HEIGHT

PROJECT TITLE

Toronto Parking Authority

FLEUR 60 SHUTER ST TORONTO, ON

DRAWING TITLE

CODE V-G.02

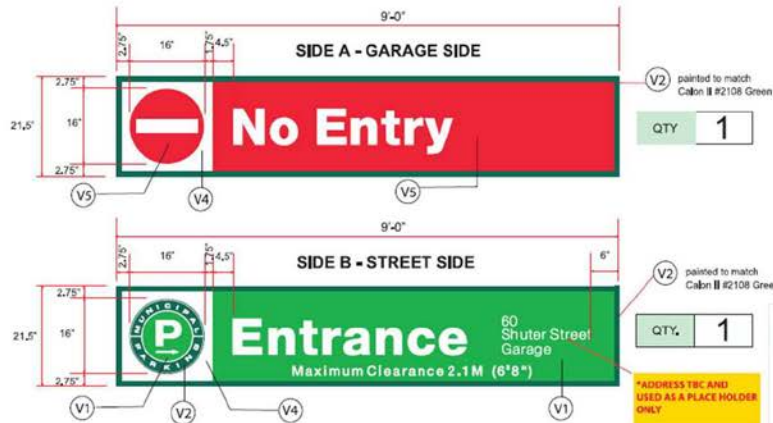
RATE SIGN - SINGLE-SIDED ILLUMINATED MOUNT: FLUSH MOUNT

FILENAME: TPA CARPARK #306

AGE NO. 3

**TYPICAL MOUNTING METHODS SHOWN. MOUNTING METHODS, SUPPORTS TO BE PROVIDED IN SHOP DRAWINGS BY SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE TORONTO PARKING AUTHORITY.



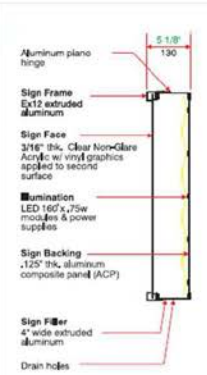


Face panel to be made of non-glare clear acrylic 3/16" thickness with 3M computer cut vinyl graphics applied to second surface, HelveticaNeue Typeface

CODE
V-G.03
LEVEL GROUND FLR GARAGE
NO ENTRY / ENTRANCE SIGN - GARAGE
ILLUMINATED - SINGLE-SIDED (BACK TO BACK)

SPECIFICATIONS	Part #	Description	Material	Colour	Finish
	1	Sign face	3/16" thk. clear non-glare acrylic	—	—
	2	Aluminum frame	EX12 extruded aluminum	V2 - to match Cabon II #2108 Green	Painted
	3	Aluminum filler	4" wide extruded aluminum	V2 - to match Cabon II #2108 Green	Painted

COLOURS	Graphics/Copy as marked	Colours	Finish
V1		Cabon B1156 Vinyl Green	Trans. vinyl
V2		Cabon B12108 Green	Trans. vinyl
V4		Cabon II #20 White	Trans. vinyl
V5		Cabon B1143 Poppy Red	Trans. vinyl



TYP. SECTION DETAILS

Electrical conduit to power feed supply (hook up by others)
120V

PROJECT TITLE
Toronto Parking Authority
FLEUR
60 SHUTER ST
TORONTO, ON

DRAWING TITLE
CODE
V-G.03
ENTRANCE SIGN - GARAGE
LED ILLUMINATED
MOUNT: TBD
(ABOVE CLEARANCE BAR)

FILENAME:
TPA CARPARK #306

PAGE NO.
4

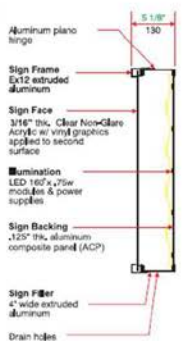


Face panel to be made of non-glare clear acrylic 3/16" thickness with 3M computer cut vinyl graphics applied to second surface, HelveticaNeue Typeface

CODE
V-G.04
LEVEL GROUND FLR GARAGE
NO ENTRY / THANK YOU SIGN - GARAGE
ILLUMINATED - SINGLE-SIDED (BACK TO BACK)

SPECIFICATIONS	Part #	Description	Material	Colour	Finish
	1	Sign face	3/16" thk. clear non-glare acrylic	—	—
	2	Aluminum frame	EX12 extruded aluminum	V2 - to match Cabon II #2108 Green	Painted
	3	Aluminum filler	4" wide extruded aluminum	V2 - to match Cabon II #2108 Green	Painted

COLOURS	Graphics/Copy as marked	Colours	Finish
V1		Cabon B1156 Vinyl Green	Trans. vinyl
V2		Cabon B12108 Green	Trans. vinyl
V4		Cabon II #20 White	Trans. vinyl
V5		Cabon B1143 Poppy Red	Trans. vinyl



TYP. SECTION DETAILS

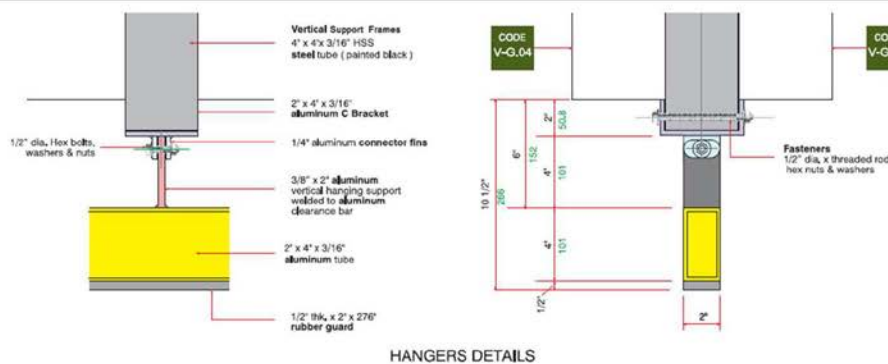
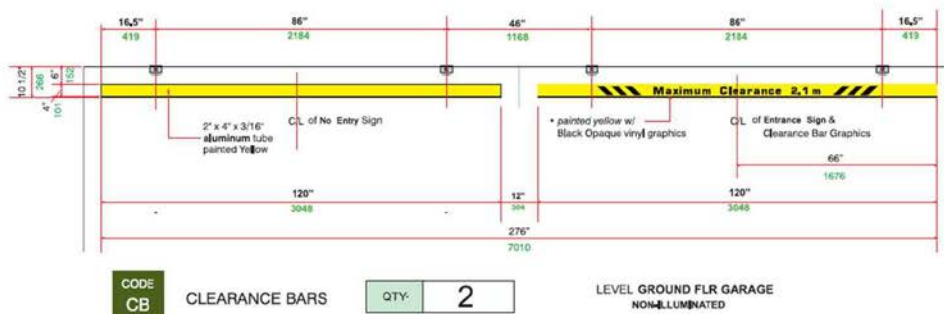
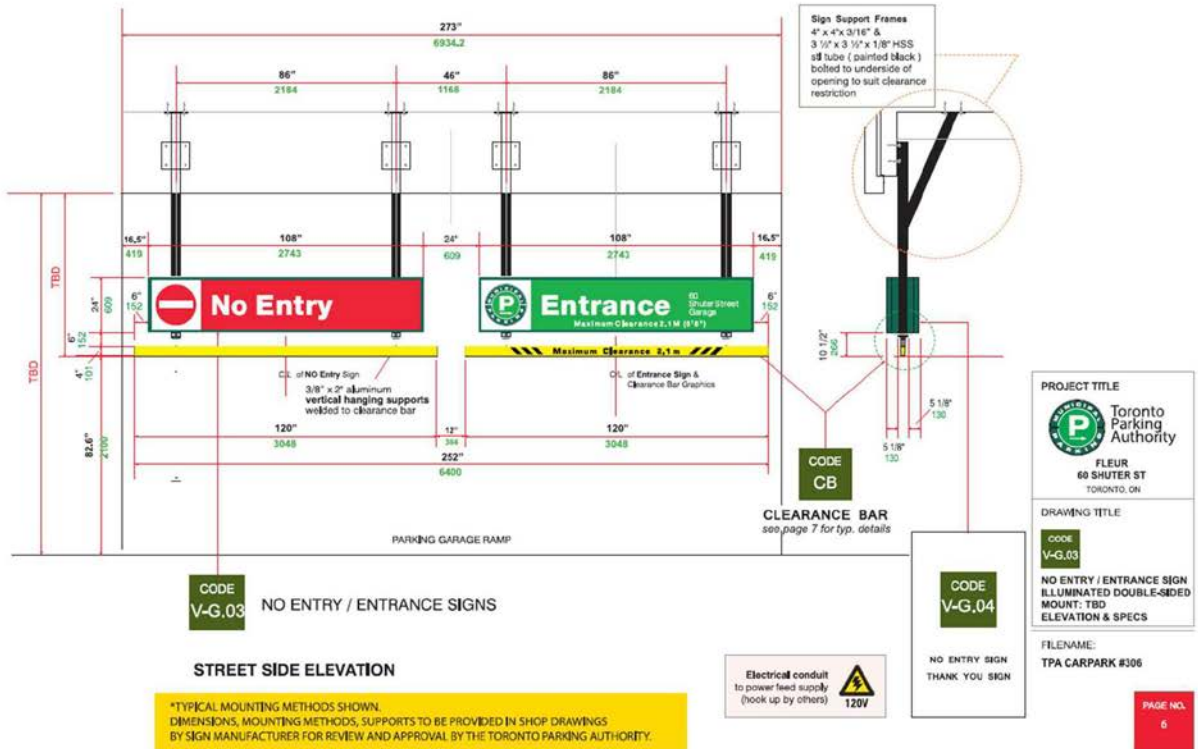
Electrical conduit to power feed supply (hook up by others)
120V

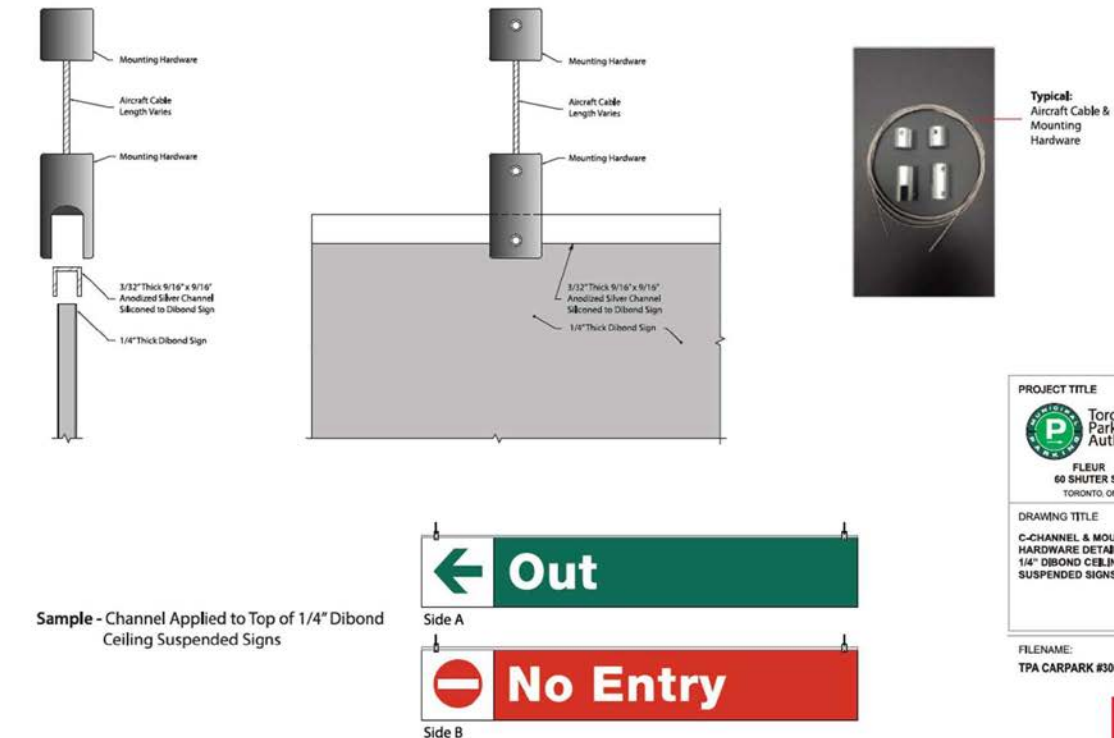
PROJECT TITLE
Toronto Parking Authority
FLEUR
60 SHUTER ST
TORONTO, ON

DRAWING TITLE
CODE
V-G.04
NO ENTRY SIGN - GARAGE
LED ILLUMINATED
MOUNT: TBD
(ABOVE CLEARANCE BAR)

FILENAME:
TPA CARPARK #306

PAGE NO.
5







CODE V-P1.01 Single-sided (Flush Mount on Bulkhead)



CODE V-P1.02 Single-sided (Flush Mount on Bulkhead)



CODE V-P1.03 Single-sided (white back)



CODE V-P1.04 Single-sided (white back)



CODE V-P1.05 Single-sided (white back)

COLOURS	Graphics/Copy as marked	Colours
		Pantone 342c
		Vivid Green
		Pantone 354c
		Yellow Green
		Pantone 483c
		Red
		Pantone Yellow 012c
		White



CODE V-P1.06 Single-sided (white back)



CODE V-P1.07 Single-sided (white back)



CODE V-P1.08 Single-sided (white back)



CODE V-P1.09 Single-sided (white back)



CODE V-P1.10 Single-sided (white back)

SPECIFICATIONS	Part #	Description	Material	Colour	Finish
	1	Sign face	1/4" thk. Dibond	—	Digital Print on White Reg. Reflective (3M Type I Engineer Grade or Equivalent)

Typeface:
Helvetica Neue LT (85 Heavy)
Helvetica Neue LT (85 Medium)

PROJECT TITLE

Toronto Parking Authority

FLEUR
60 SHUTER ST
TORONTO, ON

DRAWING TITLE
OVERHEAD NON-ILLUMINATED
VEHICULAR DIRECTIONAL
CEILING SUSPENDED VIA
AIRCRAFT CABLE (UNLESS
OTHERWISE STATED)

60" w x 10" h
(Unless otherwise stated)

LEVEL P1

FILENAME:
TPA CARPARK #306

PAGE NO.
10



CODE V-P2.01 Single-sided (white back)



CODE V-P2.02 Single-sided (Flush Mount on Bulkhead)



CODE V-P2.03 Single-sided (white back)

Side A



Side B



CODE V-P2.04 Double-sided

COLOURS	Graphics/Copy as marked	Colours
		Pantone 342c
		Vivid Green
		Pantone 354c
		Yellow Green
		Pantone 483c
		Red
		Pantone Yellow 012c
		White

Side A



Side B



CODE V-P2.05 Double-sided



CODE V-P2.06 Single-sided (white back)

SPECIFICATIONS	Part #	Description	Material	Colour	Finish
	1	Sign face	1/4" thk. Dibond	—	Digital Print on White Reg. Reflective (3M Type I Engineer Grade or Equivalent)

Typeface:
Helvetica Neue LT (85 Heavy)
Helvetica Neue LT (85 Medium)

PROJECT TITLE

Toronto Parking Authority

FLEUR
60 SHUTER ST
TORONTO, ON

DRAWING TITLE
OVERHEAD NON-ILLUMINATED
VEHICULAR DIRECTIONAL
CEILING SUSPENDED VIA
AIRCRAFT CABLE (UNLESS
OTHERWISE STATED)

60" w x 10" h
(Unless otherwise stated)

LEVEL P2

FILENAME:
TPA CARPARK #306

PAGE NO.
11



CODE
P-P1.01

Single-sided
Flush Mount on Wall
72\"/>

Side A



Side B



CODE
P-P1.02

Double-sided
72\"/>



CODE
P-P1.03

Single-sided
Flush Mount on Wall
72\"/>

Side A



Side B



CODE
P-P2.01

Double-sided
72\"/>



CODE
P-P2.02

Single-sided
Flush Mount on Wall
72\"/>



CODE
P-P2.03

Single-sided
Flush Mount on Wall
72\"/>

COLOURS	Graphics/Copy as marked	Colours
	Pantone 341C	Yellow
	Pantone 342C	Green
	Pantone 344C	Blue
	Pantone 345C	Red
	Pantone 346C	Black
	Pantone 347C	White

TypeFace:
Helvetica Neue LT (85 Heavy)
Helvetica Neue LT (85 Medium)

SPECIFICATIONS	Part #	Description	Material	Colour	Finish
	1	Sign face	1/4" thick Dibond	—	Digital Print on White Reg. Reflective (3M Type I Engineer Grade or Equivalent)

Side A



Side B



CODE
P-P2.04

Double-sided
72\"/>

PROJECT TITLE
Toronto
Parking
Authority
FLEUR
60 SHUTER ST
TORONTO, ON
DRAWING TITLE
OVERHEAD NON-ILLUMINATED
PEDESTRIAN DIRECTIONAL
CEILING SUSPENDED VIA
AIRCRAFT CABLE (UNLESS
OTHERWISE STATED)
60\"/>

LEVEL P1 & P2
FILENAME:
TPA CARPARK #306

PAGE NO.
12



CODE
P-PG.01

Single-sided
72\"/>



CODE
P-PG.02

Single-sided
72\"/>



CODE
P-P2.05

Single-sided
72\"/>

TypeFace:
Helvetica Neue LT (85 Medium) &
Eurostile LT Std Bold

Note:
Single-sided acrylic signs are 1/8\"/>

SPECIFICATIONS	Part #	Description	Material	Colour	Finish
	1	Acrylic sign plaque	1/8\"/>	—	Silkscreen on Reverse Side



CODE
P-P2.06

Single-sided
72\"/>

Eurostile
LT Std
Bold
Helvetica Neue LT
(85 Medium)

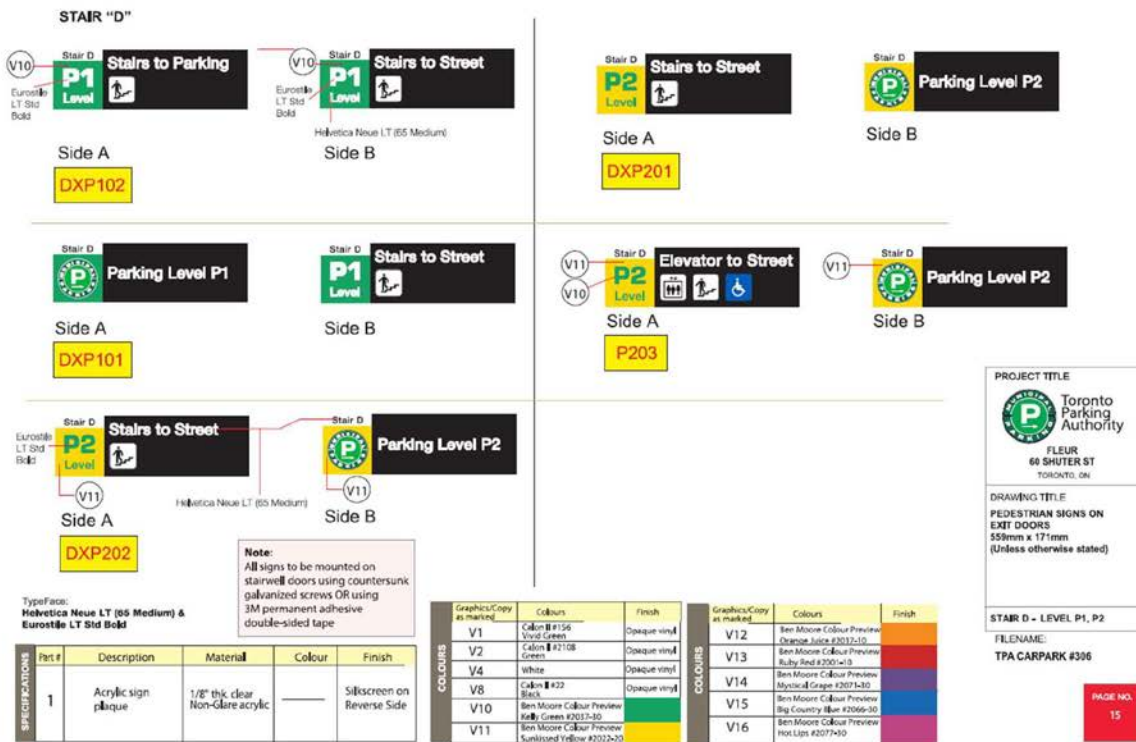
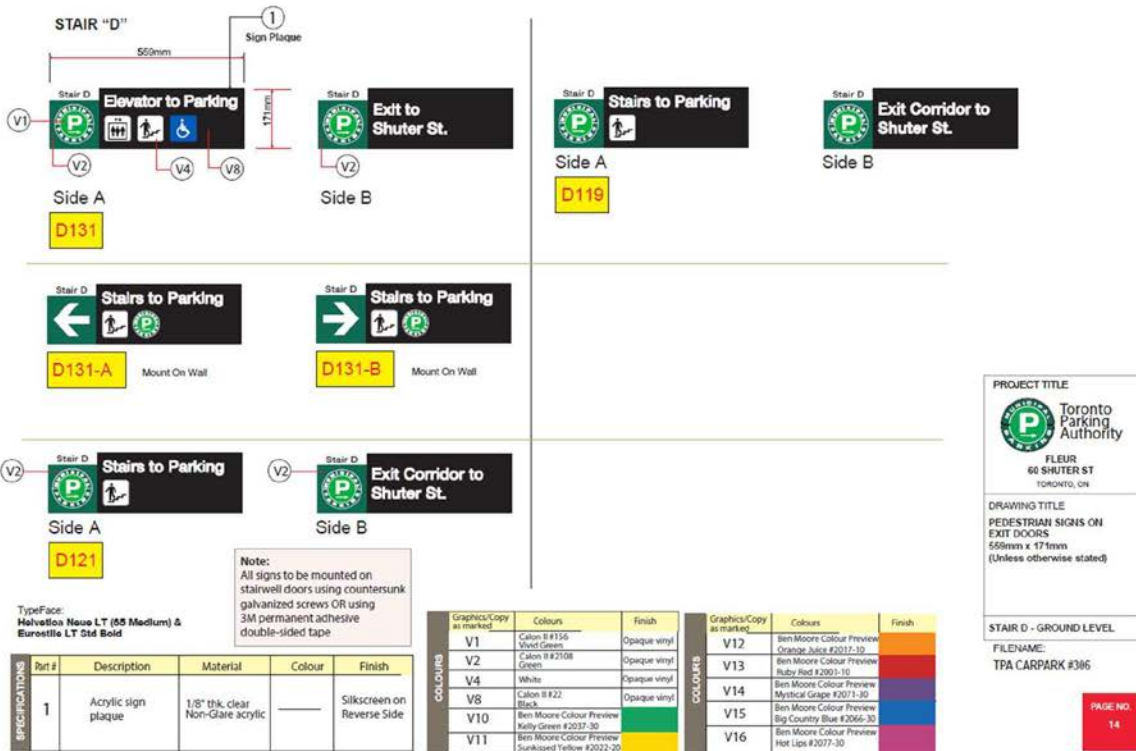
COLOURS	Graphics/Copy as marked	Colours	Finish
	V1	Calson B #156	Opaque vinyl
	V2	Calson B #2108	Opaque vinyl
	V4	White	Opaque vinyl
	V8	Calson B #222	Opaque vinyl
	V10	Ben Moore Colour Preview Kelly Green #2037-40	Opaque vinyl
	V11	Ben Moore Colour Preview Sunflower Yellow #2022-20	Opaque vinyl

COLOURS	Graphics/Copy as marked	Colours	Finish
	V12	Ben Moore Colour Preview Orange Juice #2017-30	Opaque vinyl
	V13	Ben Moore Colour Preview Ruby Red #2001-10	Opaque vinyl
	V14	Ben Moore Colour Preview Mystical Grape #2037-40	Opaque vinyl
	V15	Ben Moore Colour Preview Big Country Blue #2066-30	Opaque vinyl
	V16	Ben Moore Colour Preview Hot Lips #2077-30	Opaque vinyl

PROJECT TITLE
Toronto
Parking
Authority
FLEUR
60 SHUTER ST
TORONTO, ON
DRAWING TITLE
ACRYLIC
PEDESTRIAN SIGNS IN
TPA ELEVATOR LOBBIES
(CEILING SUSPENDED
VIA AIRCRAFT CABLE)
48\"/>

LEVEL G, P2
FILENAME:
TPA CARPARK #306

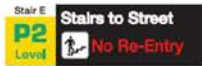
PAGE NO.
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STAIR "E"



Side A
DXP203 Treat only one side of the door



Side A
DXP204 Treat only one side of the door



E-131-A Mount On Wall



E-131-B Mount On Wall



E-131-C Mount On Wall



DXP106 Treat only one side of the door



E-131-D Mount On Wall

Note:
All signs to be mounted on stairwell doors using countersunk galvanized screws OR using 3M permanent adhesive double-sided tape

TypeFace:
Helvetica Neue LT (65 Medium) &
Eurostile LT Std Bold

Part #	Description	Material	Colour	Finish
1	Acrylic sign plaque	1/8" thk. clear Non-Glare acrylic	—	Silkscreen on Reverse Side

COLOURS	Graphics/Copy as marked	Colours	Finish
	V1	Color #156 Vivid Green	Opaque vinyl
	V2	Color #2108 Green	Opaque vinyl
	V4	White	Opaque vinyl
	V8	Color #22 Black	Opaque vinyl
	V10	Ben Moore Colour Preview Ruby Green #2037-50	
	V11	Ben Moore Colour Preview Sunbaked Yellow #2032-20	

COLOURS	Graphics/Copy as marked	Colours	Finish
	V12	Ben Moore Colour Preview Orange Juice #2012-10	
	V13	Ben Moore Colour Preview Ruby Red #2000-10	
	V14	Ben Moore Colour Preview Mystical Grape #2074-30	
	V15	Ben Moore Colour Preview Big Country Blue #2066-30	
	V16	Ben Moore Colour Preview Hot Lips #2077-30	

PROJECT TITLE
Toronto Parking Authority
FLEUR
60 SHUTER ST
TORONTO, ON
DRAWING TITLE
PEDESTRIAN SIGNS ON
EXIT DOORS
559mm x 171mm
(Unless otherwise stated)

STAIR E - LEVEL P1, P2

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TPA CARPARK #306

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RATES STRUCTURE
PLACEHOLDER ONLY
TRD

CARPARK No.
PLACEHOLDER ONLY
TRD

QTY. 2

Sign Type A - Rate & Payment Options

Dimensions: 17.75"x43.75"
Corner Radius: 1.625"
Material: .064 Aluminum
Finish: Digitally Print on 3290 White Reflective Base,
with Lustré Overlaminate



CARPARK No.
PLACEHOLDER ONLY
TRD

QTY. 10

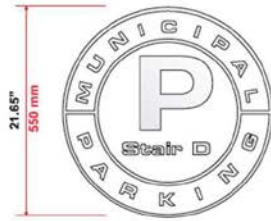
Sign Type C - Mobile Pay

Dimensions: 45cm x 60cm
Corner Radius: 1.625"
Material: 0.125" Dibond
Finish: Digitally Print on 3290 White Reflective Base,
with Lustré Overlaminate

(Flush wall mount throughout facility)

PROJECT TITLE
Toronto Parking Authority
FLEUR
60 SHUTER ST
TORONTO, ON
DRAWING TITLE
RATE & MOBILE PAY
NON-ILLUMINATED SIGNS
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104 QTY 1

Stair D - TPA Elevator Lobby - Ground Level/Street

Stairwell ID Door Sign
 - 2 mil cast vinyl
 - silver etched glass

Note:
 Sign is only required on one side of the glass door. Adhered on interior side of glass. Sign to be legible from street side.



QTY 1

No Parking
 By Permit Only

.060 aluminum plaque to be pre-drilled & mounted w/ (2) two galvanized countersunk screws

Pantone 300c

PROJECT TITLE  Toronto Parking Authority FLEUR 60 SHUTTER ST TORONTO, ON
DRAWING TITLE MISCELLANEOUS SIGNS

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