



REPORT FOR ACTION

2053 Dufferin Street: Municipal Car Park 670

Date: January 25, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: All

SUMMARY

Toronto Parking Authority (TPA) operates a 23-space, surface car park at 2053 Dufferin Street known as Car Park 670. The car park is comprised of both lands owned by the City of Toronto, as well as, a strip of land that is licenced for TPA's use by the adjacent property owner of 2045 Dufferin Street.

As part of its ongoing review of underperforming locations, TPA has identified Car Park 670 as a candidate location for disposal. Demands for parking at this location have been consistently low for a number of years and TPA has realized net losses in each of the 14 years prior. TPA has evaluated a range of options to improve the financial performance of Car Park 670 but has concluded that the operating expenses incurred at Car Park 670 will continue to exceed the revenues generated for the foreseeable future.

Given the low demand for parking and the continued financial losses that are forecasted at this location, TPA is recommending that TPA Board of Directors declare the property surplus to the operational needs of TPA and refer the property to Corporate Real Estate Management to make available for other City Divisions, Agencies and Corporations. Should there be no interest in the property expressed by other City Divisions, Agencies and Corporations, the property would be made available for purchase on the open market. A detailed analysis of the operations at Car Park 670 and the various options considered by TPA to improve financial performance is provided herein.

In addition, this report addresses the status of lands licenced for the use of TPA by the Owner of 2045 Dufferin Street. The TPA's use of these lands was the subject of a licence agreement that expired in 2017. The licence agreement has been in overholding status since that time and authority is being requested to acknowledge the arrangement with the owner of the licenced lands and resolve all outstanding issues at 2053 Dufferin including the payment of all licence fee arrears and capital work needed to restore the Licenced Lands to their original condition.

This is to advise that a full report outlining the background and recommendations is being compiled and will be submitted upon completion for consideration by the Board of Directors at its scheduled February 8, 2021 meeting.

RECOMMENDATIONS

Recommendations will be provided in the report to be submitted by the President, Toronto Parking Authority, on this matter.

FINANCIAL IMPACT

Information will be provided in the report to be submitted by the President, Toronto Parking Authority, on this matter.

DECISION HISTORY

Information will be provided in the report to be submitted by the President, Toronto Parking Authority, on this matter.

COMMENTS

Information will be provided in the report to be submitted by the President, Toronto Parking Authority, on this matter.

CONTACT

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SIGNATURE

Scott Collier, President
Toronto Parking Authority