



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Parking Management Agreement - 689 King Street West and 180 Spadina Avenue

Date: March 2, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 10 - Spadina-Fort York

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

This report seeks the approval of TPA Board of Directors to enter into and execute two (2) separate parking management agreements with Manga Hotels (King) Inc. (the Owner) in order to manage two (2) parking facilities (collectively the Subject Properties), located at 689 King Street West (Subject Property 1) and 180 Spadina Avenue (Subject Property 2), for a term of three (3) years, in accordance with the terms and conditions outlined in *Confidential Attachment 1*.

The Subject Properties are both located in high demand areas where TPA's rate setting strategy can be used to encourage short-term parking that will support local business. Both of the Subject Properties are being operated by third-party parking management operators as commercial parking facilities and will require minimal capital improvements to meet TPA design requirements.

TPA was approached about the opportunity to operate the Subject Properties based on the full range of parking management services that TPA offers, as well as, the strength of the Green P brand, in general. This opportunity will allow TPA to capture the demand for parking in two (2) key locations in the downtown core and further improve its competitive position in the marketplace.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority provide authority for the President, Toronto Parking Authority to enter into and execute separate parking management agreements with Manga Hotels (King) Inc. related to the operation of two (2) separate commercial parking facilities located at 689 King Street West and 180 Spadina Avenue 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 \$176,250 as part of the 689 King Street West operation and \$127,500 as part of the 180 Spadina Avenue operation. 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

Corporate Profile - Manga Hotels (King) Inc.

The Owner, Manga Hotels (King) Inc. is part of the Manga Hotels Group, a Canadian based, privately-held company involved in the acquisition, development and management of real estate with a focus on hotels affiliated with the Marriott, Hilton, InterContinental Hotel Group and Hyatt Hotel brands. The group offers expertise in all aspects of construction and development of real estate having constructed, renovated, repositioned and rebranded a number of properties.

Site Location and Particulars

The Subject Properties are located within designated Mixed-Use Areas, with both Subject Property 1 and Subject Property 2 enjoying prominent visibility and exposure at each of their respective locations (refer to Attachment 1 - *Site Location Map*).

Subject Property 1, located close to the intersection of King Street West and Bathurst Street, an area that has experienced a significant level of development and intensification in both residential condominium developments and commercial properties over the last number of years.

Subject Property 2, located a short distance north of the intersection of Queen Street West and Spadina Avenue, provides vehicular access to southbound traffic only from Spadina Avenue with two-way ingress and egress from Cameron Street to the west. A separate ten (10)-space surface parking area located immediately adjacent and to the south of the lot, shares the same point of ingress off Spadina Avenue, but operates independently to that of the subject site, providing designated parking for the adjacent commercial property.

The Owner, who is planning to redevelop Subject Property 1 into a mixed-use project with a 356-room hotel and residential units and Subject Property 2 as a 265-room hotel, is currently working toward obtaining development approvals which are expected to take between two (2) and three (3) years for each site.

Subject to TPA Board approval, TPA will enter into separate parking management agreements and will manage the commercial parking operations at each of the sites as identified under Attachment 2 - *Parking Layout Plans*. Both sites are existing surface parking facilities that require minimal capital improvements to meet TPA design requirements.

Parking Supply and Demand

680 King Street West (Subject Property 1)

Demand for parking at this site is characterized as short-term parking demand from parkers frequenting retail and commercial properties located along King Street West. It is also anticipated that the number of new condominium units in the immediate vicinity with at-grade retail, including restaurants and retail outlets will drive overall parking demand. TPA currently maintains a public parking presence to the northwest at Car Park 53 (803 Richmond Street West – 49 spaces) and to the southeast at Car Park 96 (Portland Garage – 37 spaces).

180 Spadina Avenue (Subject Property 2)

Primary demand for parking at this site will largely be met through short-term parking demand from parkers frequenting retail and commercial properties located along Spadina Avenue and Queen Street West. TPA currently maintains a public parking presence to the north in the heart of Chinatown at Car Park 150 (*Larch Street Garage* - 357 spaces), to the west at Car Park 106 (*15 Denison Avenue* - 120 spaces), to the east at Car Park 262 (*10 Soho St* - 116 spaces) and to the south at Car Park 212/Car Park 227 (*363 Adelaide Street West* – 36 spaces).

King Street Priority Corridor Project

On-street parking supply within the immediate area of Subject Property 1 has been impacted through the implementation of restricted vehicular access on King Street West through the implementation of the King Street Priority Corridor project resulting in the loss of 180 on-street parking spaces along King Street from Bathurst Street to Jarvis Street. <https://www.toronto.ca/legdocs/mmis/2020/pa/bgrd/backgroundfile-157727>

The proposed management arrangement at Subject Property 1 will provide a timely opportunity to off-set some of these on-street losses.

Parking Operations

TPA will operate each of the parking facilities, 24 hours per day, 7 days per week as a Pay & Display and Mobile Pay type of operation. A total of up to two (2) pay & display machines will be installed as part of the operation at each of the sites which will also be Mobile Pay enabled, allowing customers to use the Green P Mobile App with their mobile devices to initiate a parking session.

The proposed parking rates at each of the sites are detailed below in Table 1.0:

Table 1.0: Proposed Parking Rates

Each Half-hour (30 minutes)	\$3.00
Evening Maximum (6 pm to 7 am) (Monday to Sunday)	\$8.00

Given the anticipated demand for short-term parking, parking permits will not be offered at either Subject Property 1 or Subject Property 2.

Summary of the Parking Management Agreement

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

Capital Improvements

TPA has identified a number of upgrades and improvements that will be undertaken by the Owner at the Owner's expense in order to bring the two sites into compliance with typical TPA operational standards. TPA will provide the Owner with TPA's specifications sheet for the identified improvements, which will include enhanced lighting at Subject Property 1, along with new pavement markings and the installation of appropriate non-branded generic signage at both locations (refer to Attachment 3 - *Summary of Capital Improvements*). The installation of TPA branded signage, both on-site and on-street directional signage, will be undertaken by TPA at no additional cost to the Owner. The pay and display machines and any TPA-branded signage will remain the property of TPA.

CONTACT

Jeffrey Dea, Vice President, Business Development, Toronto Parking Authority,
437-243-6545, Jeffrey.Dea2@toronto.ca

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

SIGNATURE

W. Scott Collier, President,
Toronto Parking Authority

ATTACHMENTS

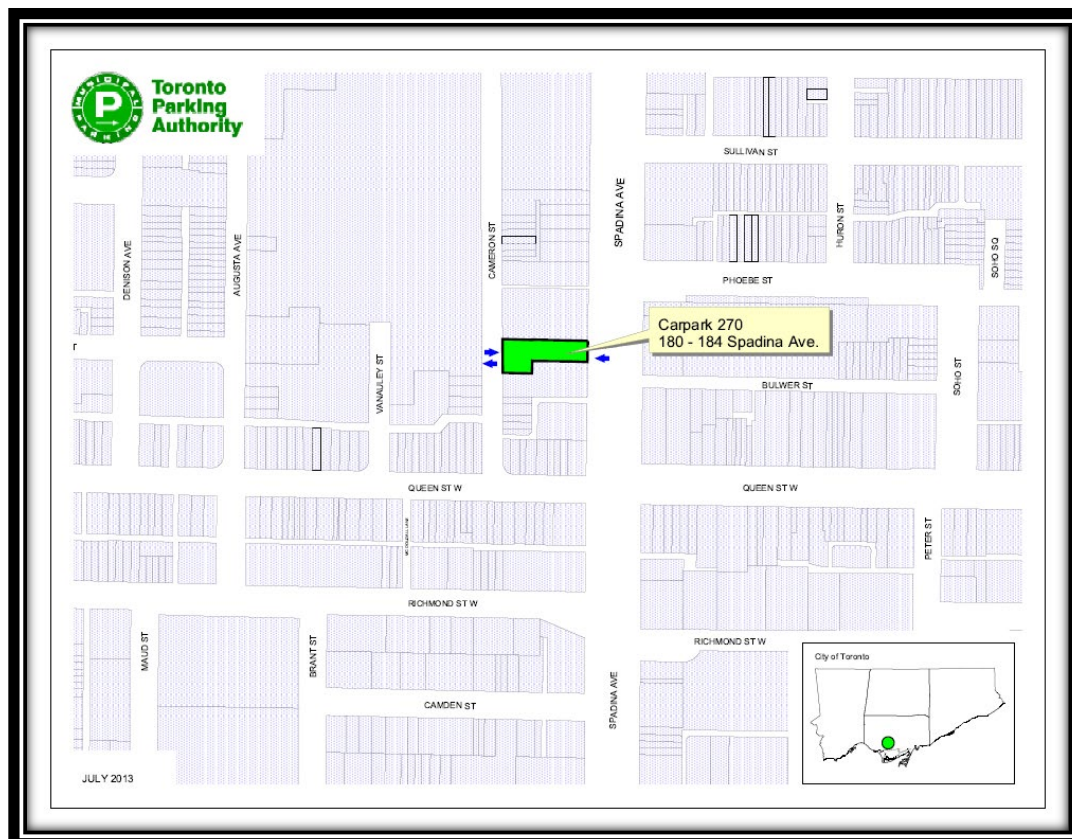
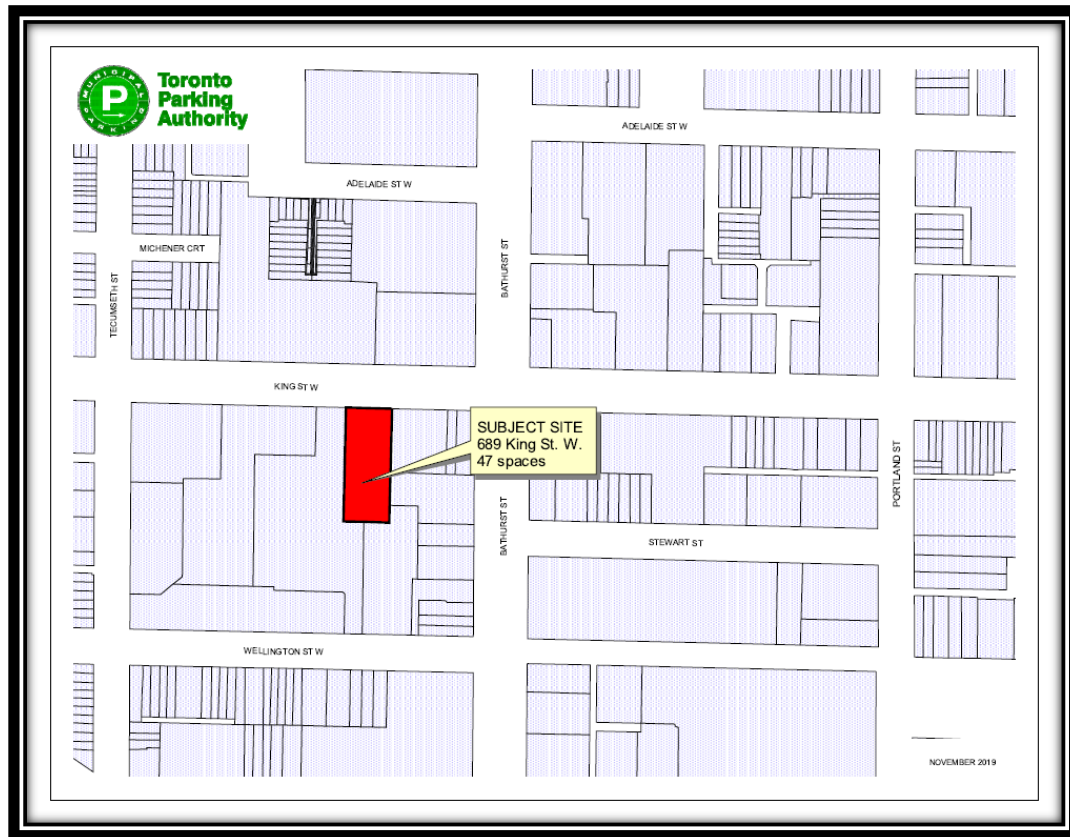
Confidential Attachment 1 - Parking Management Agreement Terms and Conditions

Attachment 1 - Site Location Maps

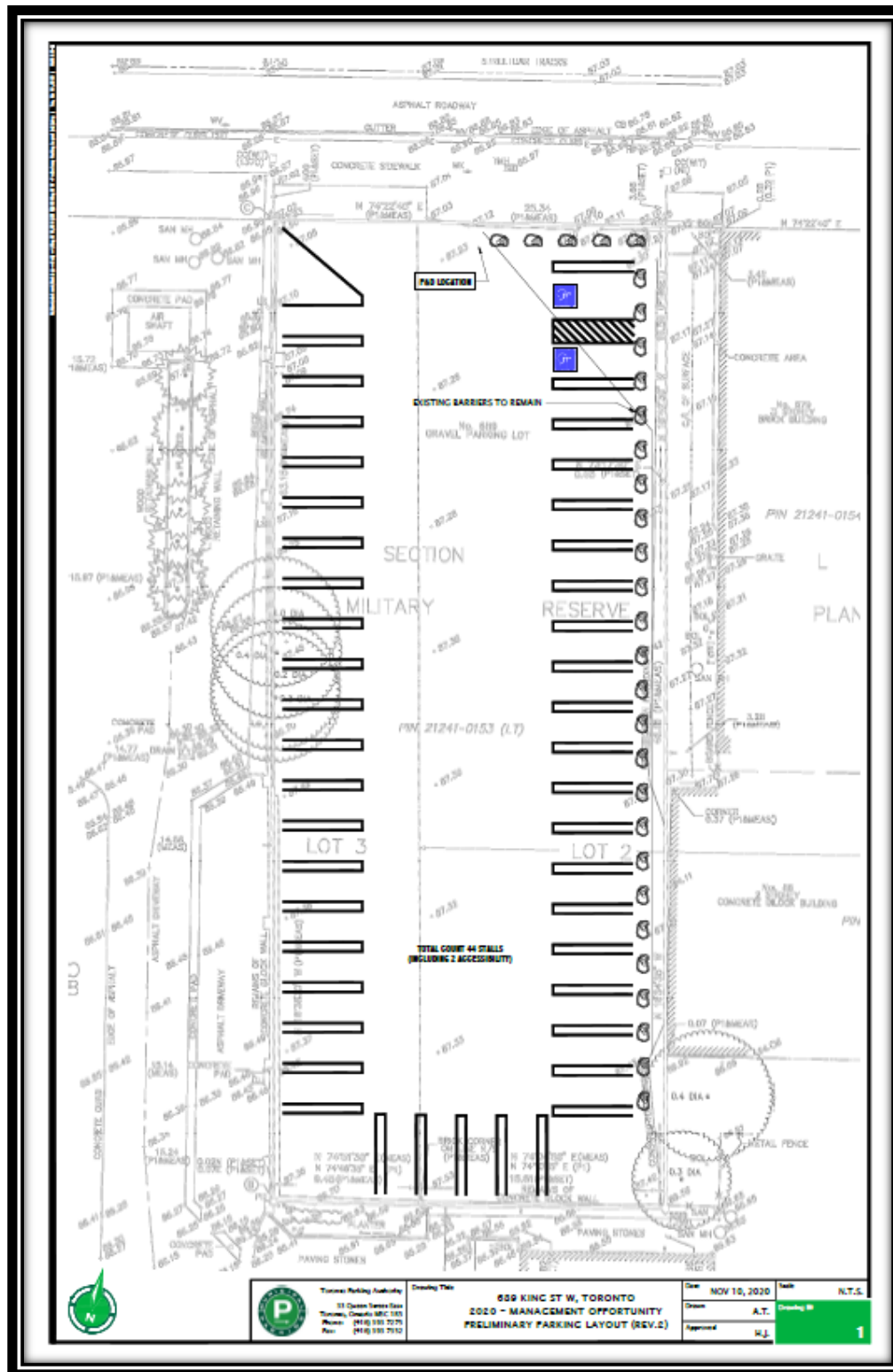
Attachment 2 - Parking Layout Plans

Attachment 3 - Summary of Capital Improvements

ATTACHMENT 1 - SITE LOCATION MAPS



ATTACHMENT 2 - PARKING LAYOUT PLANS



180 Spadina Avenue, Toronto

ATTACHMENT 3 - SUMMARY OF CAPITAL IMPROVEMENTS



Toronto Parking Authority
33 Queen Street East,
Toronto, Ontario M5C 1R5
(416) 393 7275 | www.greamp.com

Consolidated Class 3 Estimate

689 King St W and 180 Spadina Ave

Total Calculated

\$ 46,220.00

+

Contingency

20%

=

Total Estimate

\$ 60,086.00

General Description of Work

This Class 3 Estimate to be read in junction with the following drawings:

689 King St W - Capital Improvements by Owner (v.2).pdf
180 Spadina Ave (CP270) - Capital Improvements by Owner (rev.2).pdf

Type of Work	Units	Unit Price	Quantity	Price	Comment
General					
Mob / Demob	lump sum			\$ 5,000.00	General cost associated for the contractor to move misc. equipment to and from site. Allowance for removal of existing asphalt
Remove Existing	lump sum			\$ 2,000.00	

689 King St W

Surface Work

Remove Existing Line Painting	lump sum			\$ 2,000.00	Using grinding method
Line Painting	stall	\$ 40.00	47	\$ 1,880.00	
Access. Painting + pole	ea	\$ 250.00	2	\$ 500.00	
Armor Stones	lump sum			\$ 2,000.00	Install additional armor stone as needed.

Electrical

Pole Wooden	ea	\$ 2,000.00	5	\$ 10,000.00	
Light Fixtures	ea	\$ 1,500.00	4	\$ 6,000.00	
Service Panel	ea	\$10,000.00	1	\$ 10,000.00	
Overhead Wires	lin.m.	\$ 10.00	114	\$ 1,140.00	

180 Spadina Ave

Surface Work

Remove Existing Line Painting	lump sum			\$ 200.00	Using grinding method
Line Painting	lump sum			\$ 400.00	
Access. Painting + pole	ea	\$ 250.00	2	\$ 500.00	
Asphalt Patching	lump sum			\$ 1,500.00	
Signs	lump sum			\$ 1,500.00	Signs clarifying entrance from Spadina
Green 'P' Sign	lump sum				
Grffiti Removal	lump sum				