



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Parking Management Agreement with CreateTO (on behalf of the City of Toronto Economic Development Corporation/Toronto Port Lands Company) – 115 Unwin Avenue (Car Park 243)

Date: March 12, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 14: Toronto – Danforth

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 Toronto Parking Authority (TPA) Board of Directors approval to enter into a one-year term parking management agreement (the Agreement) to provide parking management services for a 123-space surface parking lot located at 115 Unwin Avenue (the Property), known as Car Park 243, with CreateTO (on behalf of the City of Toronto Economic Development Corporation (TEDCO), operating as, Toronto Port Lands Company (TPLC)) (the Owner).

The Agreement will continue TPA's management of Car Park 243, which originally started in 2010, and has previously been continued through a series of one and two-year term agreements. While the overall financial value of the agreements has been low, TPA's provision of parking management services represents an important community benefit in the Port Lands. The proposed Agreement with the Owner will be in accordance with the terms and conditions outlined in Confidential Attachment 1.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority authorize the President, Toronto Parking Authority, to negotiate, enter into and execute on behalf of Toronto Parking Authority, a parking management agreement with CreateTO (on behalf of the City of Toronto Economic Development Corporation/Toronto Port Lands Company) with respect to the 123-space surface parking lot located at 115 Unwin Avenue, known as Car Park 243, in accordance with the terms and conditions as generally outlined in *Confidential Attachment 1* and on such other terms and conditions or amended terms and conditions as may be acceptable to the President, Toronto Parking Authority, 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 gross revenues of approximately \$3,000 per month for the duration of the parking management agreement. This estimate is subject to change depending on the continued impacts of the COVID-19 impacts. Although the financial parameters of the proposed parking management agreement are expected to result in modest returns for TPA, the continued management of this location provides an important community benefit in the Port Lands.

The terms and conditions of the proposed parking management arrangement, including the results of a financial analysis, are outlined in *Confidential Attachment 1*.

DECISION HISTORY

At its meeting of September 23, 2008 (*TPA Board Minute No. 08-122*), TPA Board of Directors approved entering into a 10-year Management Arrangement with TEDCO to operate the 123-space surface parking facility located at 115 Unwin Avenue. Subsequent to the Board approval, TEDCO requested a postponement to the management of operations at the parking facility subject to further revisions to the management arrangement.

In August 2009, the City of Toronto revised TEDCO's mandate and changed the operating name of the company to Toronto Port Lands Company (TPLC) which better reflected TPCL's updated mandate to focus its activities solely in Toronto's port lands area.

At its meeting of June 23, 2014 (*TPA Board Minute No. 14-091*), TPA Board of Directors approved the terms and conditions for a one-year parking management renewal agreement between TPA and TPLC.

At its meeting of April 23, 2015 (*TPA Board Minute No. 15-059*), TPA Board of Directors approved the terms and conditions for a three-year parking management renewal agreement between TPA and TPLC.

At its meeting of May 25, 2017, City Council approved a new service delivery model to centralize real estate activities across the City. Under the new model, a new agency, legally entitled CreateTO (formerly the Toronto Realty Agency), was established. The transformation involved the consolidation of operations of Build Toronto and Toronto Port Lands Company into this new agency which began operations on January 1, 2018:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.9>

At its meeting of April 16, 2018 (*Item PA10.4*), TPA Board of Directors approved the terms and conditions for a two-year parking management renewal agreement between TPA and CreateTO:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PA10.4>

At its meeting of July 24, 2020 (*Item PA16.5*), TPA Board of Directors approved the terms and conditions for a one-year parking management renewal agreement between TPA and CreateTO:

<https://www.toronto.ca/legdocs/mmis/2020/pa/bgrd/backgroundfile-150374.pdf>

COMMENTS

TPA has been operating the Property as Car Park 243 since 2008 under a parking management agreement with the Owner. Should TPA Board of Directors adopt this report, TPA will proceed to negotiate, enter into and execute a new parking management agreement under the terms and conditions as outlined in Confidential Attachment 1, which will extend TPA's operation of Car Park 243 through the end of November, 2021.

Site Location and Particulars

The subject site is located at 115 Unwin Avenue within the Port Lands area. The site is a short distance east of Cherry Street and forms part of the North Shore Park area (refer to Appendix A - Site Location Map). The Property was redeveloped by TEDCO for use as a sports facility containing two full-sized outdoor sports fields complete with a 123-space surface parking facility. The site is surrounded by protected park and wetland areas and is in close proximity to the waterfront of the Toronto Outer Harbour. A number of recreational uses are found within the immediate area, including a marina (The Water Rats Sailing Club) and the Martin Goodman Trail. Larger industrial type uses can be found on the north side of Unwin Avenue, including the Richard L. Hearn Generating Station to the east.

The 123-space surface parking facility (refer to Appendix B - Sketch / Plan of Parking Facility) first opened in 2010 and operates on a seasonal basis (between May 1st and November 30th), weather permitting. The facility is operated seven (7) days per week as a Pay and Display/Mobile Pay type operation.

Parking Supply, Demand and Operations

Parking activity at Car Park 243 was adversely impacted by the Covid-19 pandemic with peak usage rates of seven (7) percent on busy weekdays, 27 percent on Saturdays and 19 percent on Sundays in 2020. Under normal circumstances, demands are primarily generated by the on-site sports facility while secondary demand typically derives from those who utilize the adjacent waterfront and parkland recreational areas.

Car Park 243 will continue to be operated on a seasonal basis with operations commencing in April 1, 2021 and ending on November 30, 2021. Parking demands are expected to improve through the operating season, but are still subject to a variability depending on the continued progression of the pandemic.

Summary of Proposed Parking Management Agreement

A summary of the terms and conditions of the parking management agreement can be found in *Confidential Attachment 1*.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Confidential Attachment 1

Appendix A – Site Location Map
Appendix B – Sketch / Plan of Parking Facility

APPENDIX A – SITE LOCATION MAP



APPENDIX B - SKETCH / PLAN OF PARKING FACILITY

