



REPORT FOR ACTION

Temporary Parking Arrangements - 31 Langford Avenue (Car Park 142)

Date: March 19, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 14 (Toronto-Danforth)

SUMMARY

As part of its Easier Access and Second Exit Programs, Toronto Transit Commission (TTC) will be modernizing its Donlands Subway Station (Donlands Station), located at the southwest corner of Donlands Avenue and Strathmore Boulevard. The project includes the construction of two elevators, as well as, a second entrance / exit to the station at Dewhurst Boulevard south of Strathmore Boulevard (Project). As part of the Project, TTC has identified a construction staging area on Strathmore Boulevard, which will obstruct access to eighteen (18) on-street residential permit parking spaces and a further four (4) spaces located on private driveways for a three (3) year period.

At its meeting of February 24, 2021 (Item TE23.62) Toronto and East York Community Council approved the construction staging area for the Project and directed TTC to make arrangements with Toronto Parking Authority (TPA) to accommodate the parking displaced by the construction staging area within TPA's car parks at Langford Avenue or Woodycrest Avenue. TPA has carried out a review of its operations in the area and has determined that the most efficient arrangement would involve the accommodation of the displaced parking at the 27-space location at 31 Langford Avenue, also known as Car Park 142.

To facilitate this arrangement, it is proposed that TTC enter into an agreement with TPA for the exclusive use of the 27-space lot at 31 Langford Avenue (Rented Area) (refer to Attachment 1 – Site Location Map), for a term of three (3) years, with the option to extend the term for one (1) year (Construction Period). Authority from the Board of Directors of TPA is required to negotiate, enter into and execute a Memorandum of Understanding (MOU) with TTC, or other form of agreement as may be acceptable to the City Solicitor, to permit the temporary use of Car Park 142 by area residents impacted by TTC's construction staging area.

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 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 loss of parking spaces due to TTC's construction at Donlands Subway Station at 31 Langford Boulevard (Car Park 142) in accordance with the Terms and Conditions outlined in this report (March 19, 2021), and any such other amended terms and conditions as may be acceptable to the President, TPA and the City Solicitor.

FINANCIAL IMPACT

TTC will compensate TPA for the lost parking revenue during the temporary closure of the 27-space car park at 31 Langford Avenue. TPA estimates the compensation for the temporary loss of parking spaces for the term of three (3) years to be approximately \$304,057, which includes an annual adjustment of 3 percent to account for inflation. If the agreement term is extended for one (1) additional year, the estimated compensation will be \$113,419 for a total of \$417,476.

In addition to reimbursing TPA for lost parking revenue, TTC will compensate TPA for any costs incurred as a result of the Project, such as signage, maintenance or equipment costs. Should there be any ensuing damages to Car Park 142, TTC will be required to restore the Rented Area to the satisfaction of TPA.

DECISION HISTORY

At its meeting of February 24, 2021 (Item TE23.62) Toronto and East York Community Council approved Construction Staging Area tied with the TTC Second Exit Program at Donlands Station (Phase 2) and directed TTC to make arrangements with TPA to accommodate up to 20 permit holders from Strathmore Avenue in the lots at Langford Avenue or Woodycrest Avenue to be covered under the budget of the TTC's project.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.62>

COMMENTS

TTC's Easier Access and Second Exit Programs were established to help TTC meet its requirements under the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and to retrofit existing stations to provide secondary exit points. The secondary exit points are

needed to both improve customer access and allow for improved evacuation of stations in case of emergency.

Under these programs, TTC is planning to construct one-at grade elevator and one-below grade elevator at the Donlands station, as well as, a second entrance / exit to the station at Dewhurst Boulevard south of Strathmore Boulevard. As part of the Project, TTC has identified the section of Strathmore Boulevard between Dewhurst Boulevard and Donlands Avenue to stage construction of the Project. TTC's use of this area will result in an obstruction of both on-street residential permit parking spaces and private parking (see Attachment 2 – Construction Staging Area – TTC Donlands Station).

TTC and Transportation Services carried out a review of nearby parking opportunities that could be secured to mitigate the parking impacts. Through this review, approximately four (4) to six (6) new on-street spaces were identified on the east side of Dewhurst Boulevard from Strathmore Boulevard to Fielding Avenue (refer to Attachment 3 – TTC Work Zone and New On-Street Parking) that could be made available to residents for on-street parking permits. Despite the addition of the permit parking, a further 22 spaces are needed to accommodate impacted residents.

TPA has completed a review of its available car parks in the area and has determined that the temporary use of Car Park 142 would be the most efficient use of TPA's parking facilities, minimize impacts to its operations in the area and provide the most convenient location for area residents impacted by the construction impacts to park their vehicles. TTC has been advised of TPA's recommended use of Car Park 142 and has indicated its support to enter into an agreement for the exclusive use of Car Park 142 for a three (3) year period, with an option to extend the agreement for a fourth year, should there be delays to the construction project.

Car Park 149 and Car Park 89, both located 150 and 400 metres away, are available to help off-set the parking demand created by TTC's temporary use of Car Park 142.

Table 1: Summary of TPA Operating Characteristics

Facility Address	Number of Spaces	Peak Occupancy (2019)
Car Park 142 - 31 Langford Ave.	27	121 percent
Car Park 149 - 12 Woodycrest Ave.	35	73 percent
Car Park 89 - 20 Eaton Ave.	70	69 percent
Car Park 90 - 17 Eaton Ave.	30	112 percent

Temporary signage will be installed at Car Park 142 to advise customers that additional parking is available at Car Park 149 and Car Park 89.

In addition, Transportation Services has recently obtained the approval of City Council to install new on-street paid parking locations to offset the impacts of the cycling infrastructure installed on Danforth Avenue during the summer of 2020 and has identified a net increase of 49 spaces on Danforth Avenue. Given the availability of parking both on and off-street, TPA is satisfied with TTC's proposed use of Car Park 142.

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 Car Park 142 using fencing, jersey barriers or other means to the satisfaction of TPA;
2.	Any amendments to the Rented Area, Construction Period or anything that would impact the operation of TPA's Car Park 142 must be communicated to TPA in writing no less than four (4) weeks prior to the effective date of the amendment;
3.	TTC shall provide temporary traffic management and traffic management signage, as required;
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.	If required, TTC will compensate TPA for any costs associated with acquiring and or installing equipment necessary to control entry and exit to/from the site;
6.	TTC will provide, at its sole expense, a pre-construction condition survey and a post construction condition survey of the Rented Area;
7.	At the end of the term, the TTC shall restore Car Park 142 to pre-construction conditions and to TPA's satisfaction and specifications;
8.	TTC shall compensate TPA for the loss of revenue from Car Park 142 during the term of the Project;
9.	TTC will, at its sole expense, obtain all necessary licences, permits and approvals required, if any, for the use of the Rented Area. TPA will provide its consent to any TTC application in respect of any licence, permit or approval required for the use of the Rented 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 shall provide updated certificates, as may be required; 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 of Directors, Toronto Parking Authority, approval of the recommendations in this report, TPA will work with City of Toronto Legal Services to negotiate, enter into and execute an agreement with TTC. Closure of Car Park 142 is expected to occur in May 2021.

CONTACT

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SIGNATURE

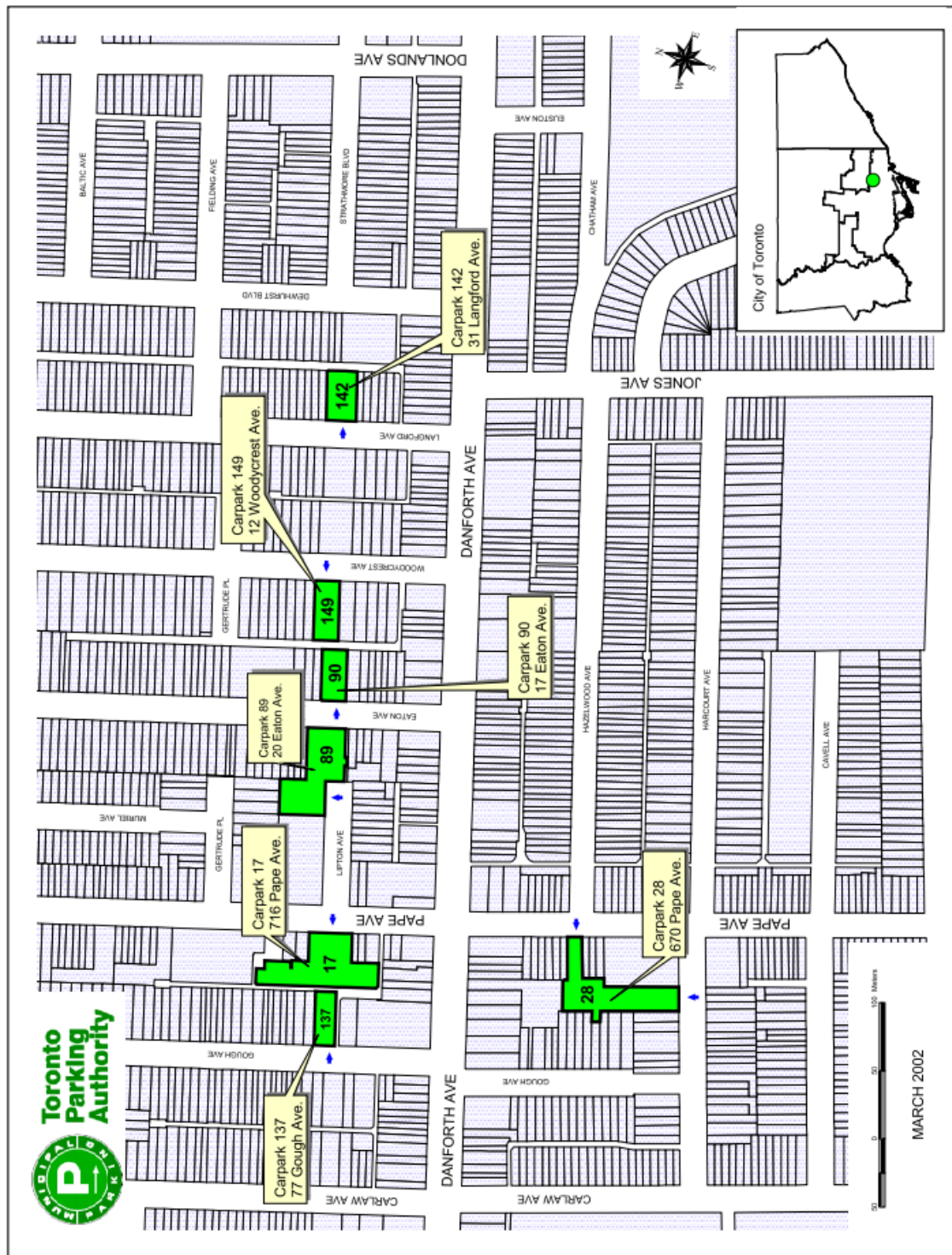
W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Attachment 1 - Site Location Map
Attachment 2 – TTC Donlands Station Construction Staging Area
Attachment 3 – TTC Work Zone and New On-Street Parking

ATTACHMENT 1

SITE LOCATION MAP



ATTACHMENT 2

TTC DONLANDS STATION CONSTRUCTION STAGING AREA



ATTACHMENT 3

TTC WORK ZONE AND NEW ON-STREET PARKING

