



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Parking Management Agreement with Lawrence Park Community Church – 2170 Bayview Avenue (Car Park 424)

Date: April 26, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 15: Don Valley West

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 Board of Directors approval to extend the parking management services provided to Lawrence Park Community Church (Owner) by TPA for a 72-space surface parking lot located at 2170 Bayview Avenue (the Property), known as Car Park 424 (refer to Appendix A – *Site Location Map*) . Should the recommendations of this report be adopted by TPA Board of Directors, the Agreement will extend TPA's management of Car Park 424 for a five (5) year term. 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 Lawrence Park Community Church with respect to the 72-space surface parking lot located at 2170 Bayview Avenue, known as Car Park 424, 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 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 January 26, 2016, TPA Board of Directors (Minute 16-008) approved the terms and conditions for a five (5) year parking management agreement to manage a 72-space surface parking facility located at 2170 Bayview Avenue. The report can be found in full in Confidential Attachment 1.

COMMENTS

TPA has been operating the Property as Car Park 424 since 2016 under a parking management agreement with the Owner. Should TPA Board of Directors adopt the recommendations of 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 424 through the end of June, 2026.

Site Location and Particulars

The subject site is located at 2170 Bayview Avenue and primarily serves the parking demands associated with Sunnybrook Health Sciences Centre. The 72-space surface parking facility is directly across the street from the Lawrence Park Community Church and previously was a private parking lot serving parishioners of the Church. The facility is operated seven (7) days per week as a Pay and Display/Mobile Pay operation.

Parking Supply, Demand and Operations

Parking activity at Car Park 424 was adversely impacted by the COVID-19 pandemic with peak usage rates of 50 percent on busy weekdays, 14 percent on Saturdays and 12 percent on Sundays in 2020. Under normal circumstances, demands are primarily generated by the facility's close proximity to Sunnybrook Health Sciences Centre. Parking demands are expected to improve in late 2021, but are still subject to variability depending on the continued impacts of the COVID-19 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 A – SITE LOCATION MAP

