



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Parking Management Agreement with Cityscape Holdings Inc. & Dream Distillery District Commercial (GP) Inc. at 31A Parliament Street (Car Park 230) and 70 Distillery Lane (Car Park 267)

Date: July 2, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 13 - Toronto Centre

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 TPA Board of Directors approval for TPA to provide parking management services to Cityscape Holdings Inc. & Dream Distillery District Commercial (GP) Inc. (Owner) at a 241-space surface parking lot located at 31 Parliament Street, known as Car Park 230 and a 127-space below grade garage located at 70 Distillery Lane known as Car Park 267 (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 230 and Car Park 267 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 Cityscape

Holdings Inc. & Dream Distillery District Commercial (GP) Inc. with respect to a 241-space surface parking lot located at 31 Parliament Street, known as Car Park 230 and a 127-space below grade garage located at 70 Distillery Lane known as Car Park 267, 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 on February 15, 2006, TPA Board of Directors (Minute 06-023) authorized staff to enter into a management agreement with Distillery Historic District to operate a surface parking lot in the Distillery District. The full report is included in Confidential Attachment 1.

COMMENTS

TPA has been providing parking management services at Car Park 230 and Car Park 267 since 2008 through an informal arrangement. The terms and conditions by which the car parks are operated were authorized by TPA Board of Directors at its meeting of February 15, 2006 and agreed to in a letter executed by Cityscape Holdings Inc. and Dundee Distillery District (GP) Inc. (a former Owner of the site) on March 1, 2006, a parking management agreement was never executed.

While the reasons for the informal arrangement remain unclear due to a turnover in staff at TPA, both the Owner and TPA are working together to normalize the arrangement and execute a new five (5) year parking management agreement. 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 these car parks through the end of June, 2026.

Site Location and Particulars

Both Car Park 230 and Car Park 267 are located within the Distillery District in the lower southeast portion of downtown Toronto. The various restaurants, retailers, festivals and cultural attractions located in the Distillery District serve as the main drivers of parking demands at both locations. Both facilities are operated seven (7) days per week as Pay & Display / Mobile Pay operations.

Parking Supply, Demand and Operations

Parking activities at Car Park 230 and Car Park 267 were adversely impacted by the COVID-19 pandemic and the various attractions and events in the Distillery District which were closed/cancelled for most of the year. Notwithstanding, parking demands are expected to improve in late 2021 and remain strong throughout the duration of the Agreement.

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

