



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

Parking Equipment Services Agreement with Exhibition Place for Car Parks 851, 852-859

Date: September 9, 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 contains a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City or Toronto Parking Authority

SUMMARY

This report seeks Toronto Parking Authority Board of Directors authority to extend the parking equipment services provided to Exhibition Place (Owner) by TPA at eight (8) car parks totalling 3,692 spaces located within the Exhibition Place grounds in Toronto (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 provision of parking equipment services at all eight (8) car parks for a term of one (1) year, six (6) months and sixteen (16) days. 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 Equipment Services Agreement with Exhibition Place with respect to the eight (8) car parks listed in Appendix B to this report 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, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City or 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 September 15, 2016, TPA Board of Directors (Minute 16-134) approved the terms and conditions for a five (5) year arrangement for TPA to provide parking equipment services to Exhibition Place involving, the maintenance, repair and operation of Pay and Display equipment servicing Exhibition Place's eight (8) parking facilities. Under this arrangement, TPA also provides, operates and maintains the mobile payment program for the Exhibition Place parking areas, including the provision of revenue collection and processing services. The report is included in Confidential Attachment 1.

COMMENTS

TPA has been providing parking equipment services to the Owner at all eight (8) Exhibition Place car parks since 2016 under a Parking Equipment Services Agreement. Should TPA Board of Directors adopt the recommendations of this report, TPA will proceed to negotiate, enter into and execute a new Parking Equipment Services Agreement under the terms and conditions as outlined in Confidential Attachment 1, which will extend TPA's provision of services through the end of March, 2023.

The short-term length of the Agreement was requested by Exhibition Place so that the expiry date of the Agreement would align with the expiration of the Letter of Understanding (LOU) between TPA and Exhibition Place for the provision of parking equipment and services at Car Park 850, located at 100 Princes' Boulevard beneath the Enercare Centre. Upon the expiry of both agreements, TPA and Exhibition Place will negotiate a single new agreement encompassing all Exhibition Place sites where TPA provides parking equipment and services.

Over the next year, TPA will be working with Exhibition Place to review the services provided by TPA and potential opportunities to invest in new parking payment and

enforcement technologies, electric vehicle (EV) charging infrastructure and other sustainable technologies/designs, as well as, an expanded Bike Share Toronto presence at Exhibition Place.

Site Location and Particulars

The eight (8) car parks located within the Exhibition Place grounds where TPA provides parking equipment services are identified in Appendix B to this report. Combined, these car parks have a total of 3,692 spaces. TPA also has a separate LOU with Exhibition Place to provide parking services at Car Park 850, located at 100 Princes' Boulevard. Car Park 850 is a 1,200 space below-grade garage located beneath the Enercare Centre.

Primary parking demand for the car parks is associated with events occurring at the Enercare Centre, Beanfield Centre, BMO Field, Hotel X and Ontario Place. All the car parks are operated seven (7) days per week as a Pay and Display/Mobile Pay operation with the exception of three (3) weeks annually in August when all the car parks are closed for the Canadian National Exhibition.

Parking Supply, Demand and Operations

TPA and Exhibition Place staff have reported that usage of all nine (9) car parks declined dramatically in 2020 and 2021 due to the COVID-19 pandemic and the cancellation of major events occurring at BMO Field, Enercare Centre, Beanfield Centre and other nearby venues. It is expected that parking demands will strengthen in Q4 2021 and into 2022 as further public health restrictions are lifted and regularly scheduled events return to the aforementioned venues.

TPA only provides parking equipment and revenue collection services for Exhibition Place. Enforcement, maintenance, snow clearing and other obligations remain the responsibility of Exhibition Place. Exhibition Place is also responsible for setting the parking rates and determining the operational format of the car parks. Many of the car parks run as attended operations and focus on offering event rate pricing to drive usage during special events held on the Exhibition Place grounds or nearby. TPA will continue to work with Exhibition Place to review the services provided by TPA and explore future opportunities which could benefit both parties.

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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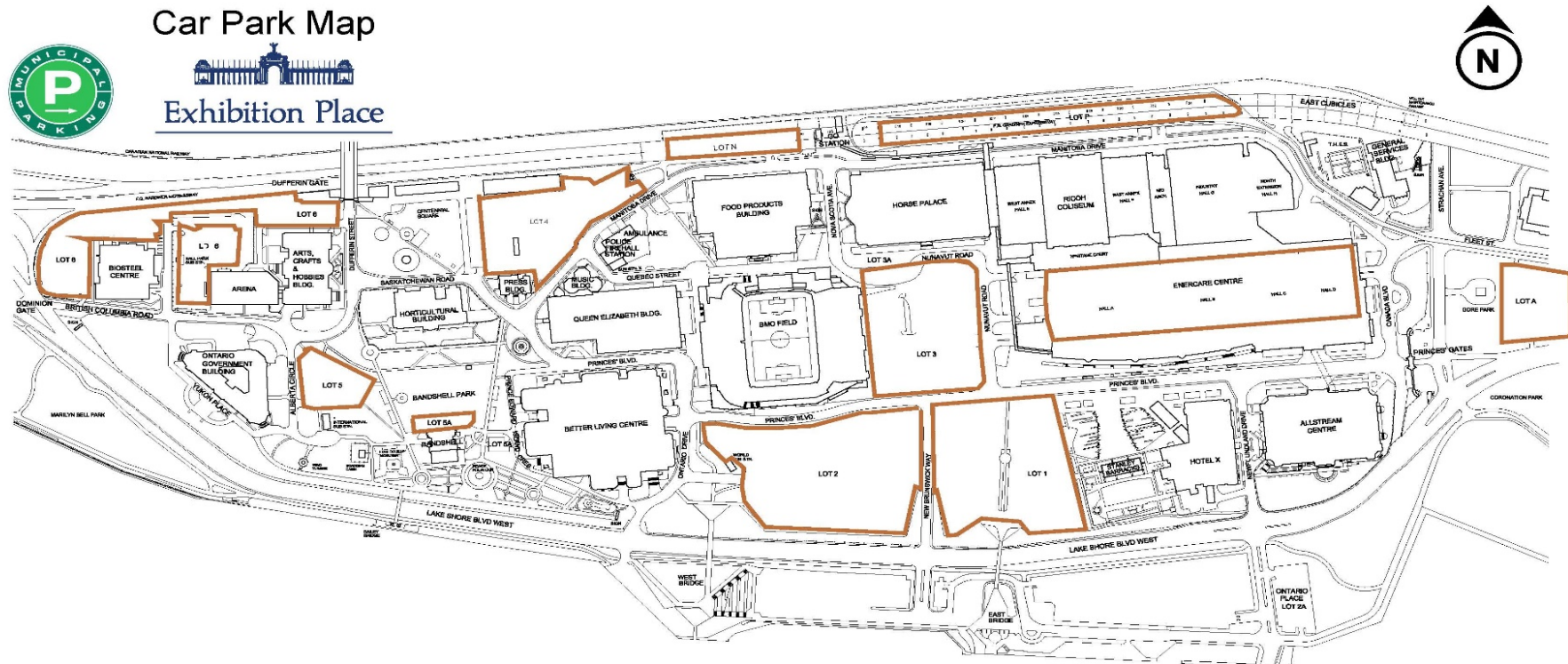
W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Confidential Attachment 1 - Summary of Proposed Terms and Conditions

Appendix A – Site Location Map

Appendix B – List of Car Parks Located within the Exhibition Grounds



APPENDIX B:

LIST OF CAR PARKS LOCATED WITHIN THE EXHIBITION GROUNDS

Car Park 851 – 125 Princes' Boulevard
Car Park 853 – 6 Nunavut Road
Car Park 854 – 6 Saskatchewan Road
Car Park 855 – 5&5A Bandshell
Car Park 856 – 30 British Columbia Road
Car Park 857 – 150 Manitoba Drive
Car Park 858 – 40 Manitoba Drive
Car Park 859 – 720 Lake Shore Boulevard West