

Designation of Certain Lands with respect to Toronto Parking Authority Operations as Municipal Parking Facilities

Date: March 8, 2022

To: General Government and Licensing Committee

From: Executive Director, Corporate Real Estate Management

Wards: All

SUMMARY

This report serves as a housekeeping report concerning necessary amendments to Chapter 950 to designate and de-designate various City properties as a Municipal Parking Facility, and to implement previous Council decisions concerning these properties. City Council authority is required to amend City of Toronto Municipal Code Chapter 950, Traffic and Parking, Schedule XXXIV: Municipal Parking Facilities with respect to designating 14 new carpark locations as a Municipal Parking Facility and to de-designate 18 locations, either proposed or previously approved by City Council.

City Council authority is required in order to assign the Toronto Parking Authority ("T.P.A.") responsibility for operating, as well as terminating a specific City property as a Municipal Parking Facility.

All parking lots operated by the T.P.A. as a Municipal Parking Facility are designated as such and added to Chapter 950, specifically Schedule XXXIV: Municipal Parking Facilities, for the duration that T.P.A. operates these properties.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management, recommends that:

1. City Council direct that the properties listed in Attachment 1 of this report from the Executive Director, Corporate Real Estate Management, per the recommended direction as identified in Attachment 1, either be used as a municipal parking facility and designated as a municipal parking facility to be managed by the Toronto Parking Authority or be de-designated as a municipal parking facility and cease to be managed by the T.P.A.

2. City Council amend City of Toronto Municipal Code Chapter 950, Traffic and Parking, Schedule XXXIV: Municipal Parking Facilities, generally as described in Attachment 1 of this report from the Executive Director, Corporate Real Estate Management.
3. City Council direct that the carpark named Carl Hall (Carpark 425) located at 40 Carl Hall Road, upon being acquired, be used for municipal parking purposes, managed by the Toronto Parking Authority, and inserted into Schedule XXXIV: Municipal Parking Facilities to City of Toronto Municipal Code Chapter 950, Traffic and Parking.
4. City Council authorize the City Solicitor to introduce the necessary bills to give effect to City Council's decision and City Council authorize the City Solicitor to make any necessary clarifications, refinements, minor modifications, technical amendments, or by-law amendments as may be identified by the City Solicitor or Executive Director, Corporate Real Estate Management, in order to give effect to recommendations 1 to 3, inclusive, above.
5. City Council authorize and direct the appropriate City Officials to execute all documents and take the necessary actions to give effect to Council's decision.
6. City Council forward this report from the Executive Director, Corporate Real Estate Management to the Board of Directors of Toronto Parking Authority for their information.

FINANCIAL IMPACT

There are no incremental financial impacts to the City's 2022 Council Approved Operating Budget arising from the designation or de-designation of municipal parking facilities contained in this report. All financial implications have already been authorized and recorded through the previous land transaction authorities for all specified locations.

Included in the T.P.A.'s 2021-2030 Capital Budget and Plan was a total project cost and associated cash flow of \$4.0 million in 2021 towards the Bessarion Community Centre Parking Garage project, fully funded from Toronto Parking Authority retained earnings. No spending occurred during 2021. Cash flow of \$4.0 million for this previously approved capital project will be carried forward as part of the 2022 Capital Budget for T.P.A. through the capital carry forward staff report.

Included in the T.P.A.'s 2021-2030 Capital Budget and Plan was a total project cost and associated cash flow of \$14.0 million in 2021 towards the St. Lawrence Market North Parking Garage project, fully funded from Toronto Parking Authority retained earnings. No spending occurred during 2021. Cash flow of \$14.0 million for this previously approved capital project will be carried forward as part of the 2022 Capital Budget for T.P.A. through the capital carry forward staff report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

Municipal Parking Facility History

Toronto Municipal Code Chapter 950 Section 950-1333. Schedule XXXIV: Municipal Parking Facilities (see section 950-601A) contains locations currently designated as municipal parking facilities by City Council.

<https://www.toronto.ca/legdocs/municode/toronto-code-950-34.pdf>

Per Toronto Municipal Code Chapter 179, Parking Authority, section 179-8.1. Delegated real estate authority, transactions must seek Real Estate Approval Process if they do not meet the requirements of subsection 179-8.1B. Where authority is outside of the Real Estate approval process, Toronto Parking Authority shall seek City Council approval for such transaction by way of a joint report to Council from the President and the Deputy City Manager, Corporate Services.

https://www.toronto.ca/legdocs/municode/1184_179.pdf

Per Toronto Municipal Code Chapter 950, Traffic and Parking, Article VI, Parking Lots, the Toronto Parking Authority is given permission to run parking lots and is outlined all rules related to the parking lots.

https://www.toronto.ca/legdocs/municode/1184_950.pdf

At its meeting on November 9, 10, and 12, 2021, City Council adopted a report entitled "City-wide Real Estate - Next Phase of Implementation", which amended the "Policy Governing Land Transactions Among City Agencies, Boards, Commissions and Departments and Proceeds from Sale of Surplus City-Owned Real Property" (Clause 1 of Report 9 of the Policy and Finance Committee, as adopted by City Council on June 18, 19 and 20, June 2002) to delete clause (7) so that all proceeds from future sales of any real estate assets are directed to the Land Acquisition Reserve Fund to fund future City-wide future real estate capital requirements, and to delete clause (9) so that if there is a jurisdictional transfer or sale of land under the jurisdiction of the Toronto Parking Authority which was purchased by the City with parking revenues, the land will no longer be valued at fair market value with all net proceeds going to the Parking Reserve Fund, and the Toronto Parking Authority will no longer be required to pay fair market value if it is receiving a jurisdictional transfer of land.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX27.4>

At its meeting on December 5, 6, 7 and 8, 2017, City Council adopted a report entitled "City-Wide Real Estate - Amendments to Municipal Code Chapters and Shareholder Directions", which amended certain municipal code chapters to centralize real estate authorities and decision making on a City-wide basis. This included directing the Toronto Parking Authority to use the City's delegated approval process and due diligence procedures for real estate matters and allowed Toronto Parking Authority to retain the ability to manage location agreements for Bike Share, entering into

operating/management agreements for third party parking facilities, and executing of short term agreements for properties under the jurisdiction of TPA. Council directed all future reports to be joint reports with the Deputy City Manager, Internal Corporate Services if reporting to City Council with a proposed transaction or real estate matter that was not under Toronto Parking Authority or real Estate Service's delegated authority.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX29.5>

At its meeting on June 18, 19 and 20, 2002, City Council adopted the "Policy Governing Land Transactions among City Agencies, Boards, Commissions and Departments and Proceeds from Sale of Surplus City-Owned Real Property" as Clause No. 1 embodied in Report No. 9 of the Policy and Finance Committee. The policy continues to govern land transfers between Divisions, Agencies and Corporations. Clause (7) stipulates that all of the net proceeds from the sale of a surplus property are to be deposited in a City reserve fund for the future capital requirements of the particular ABCD having released the property; and clause (9) of the Policy instituted the requirement that land under the jurisdiction of the Toronto Parking Authority which has been purchased by the City from parking revenue shall be transferred at fair market value.

<https://www.toronto.ca/legdocs/2002/agendas/council/cc020618/pof9rpt/cl001.pdf>

Carpark History

115 Unwin Avenue

At its meeting on April 6, 2021, the Board of Directors of Toronto Parking Authority adopted a report entitled "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)", which authorized 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 Carpark 243.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PA22.6>

94 Northcliffe Boulevard

T.P.A., through authorization from Delegated Authority Form 2011-389, obtained approval to purchase a single residential property located at 94 Northcliffe Boulevard for the purposes of operating as a carpark providing a total of approximately 12 surface parking spaces.

45 Abell Street

T.P.A., through authorization from Delegated Authority Form 2012-126, obtained approval to purchase a stratified at-grade and below-grade interest in property located at 2-6 Lisgar Street for a municipal parking facility.

250 Fort York Boulevard

At its meeting of June 19, 2012, the Board of Directors of Toronto Parking Authority authorized staff to invest \$70,000 to upgrade the former 140-space Fort York visitor parking lot and enter into an agreement with Economic Development and Culture to manage the lot (Minute No. 12-104).

1010 Yonge Street

T.P.A., through a letter dated February 4, 2013 executed by Real Estate Services (now Corporate Real Estate Management) and T.P.A., received consent to add 1010 Yonge Street as a surface parking lot to the Master Umbrella Parking Agreement between the City and T.P.A.

800 Fleet Street

At its meeting of August 24, 2018 the Board of Directors of Toronto Parking Authority, authorized Toronto Parking Authority to continue managing parking operations on the 132-space surface parking lot at 800 Fleet Street (Carpark 271).

1091 Eastern Avenue

T.P.A., through a letter of understanding dated September 12, 2002 executed by Economic Development, Culture and Tourism (now Economic Development and Culture) and T.P.A., received consent to operate the 1091 Eastern Avenue parking lot on behalf of Economic Development, Culture and Tourism (now Economic Development and Culture).

20 Brunel Court

At its meeting on December 19, 2018, the Board of Directors of Toronto Parking Authority adopted a report entitled "Parking Services Agreement - 20 Brunel Court", which authorized the Acting President, Toronto Parking Authority, to enter into a Parking Service Agreement with the City of Toronto to manage a 65-space underground parking facility located at 20 Brunel Court for municipal parking purposes.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PA1.2>

2300 Lake Shore Boulevard West

T.P.A., through authorization from Delegated Authority Form 2013-163, obtained approval to purchase a vacant commercial property located at 2298-2300 Lake Shore Boulevard for the purposes of operating a carpark providing approximately 38 surface parking spaces.

158 Borough Drive

T.P.A., through memo dated August 14, 2014, confirmed the addition of 158 Borough Carpark to the Master Umbrella Parking Agreement between the City of Toronto and Toronto Parking Authority with the carpark anticipated to be operational on September 1, 2014 after the completion of capital work.

100 Ethennonnhawahstihnen' Lane (formerly Bessarion Community Centre Parking Garage)

At its meeting on April 24, 25, 26 and 27, 2018, City Council adopted a report entitled "Project Cost Increases and Cash Flow Adjustments to the 2018-2027 Capital Budgets and Plans for the Bessarion Project for Parks, Forestry and Recreation, Toronto Public Library, and Toronto Parking Authority", which amended Toronto Parking Authority's Capital Budget by adding a project known as Bessarion Community Centre Parking Garage with a total project cost of \$4.0 million in 2018 and cash flow of \$4.0 million in 2020, fully funded from Toronto Parking Authority retained earnings.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX33.18>

92 Front Street East

At its meeting on May 29, 2017, the Government Management Committee received Item GM21.19 "Redevelopment of St. Lawrence Market North - Status Update" for information which outlined T.P.A. funding requirements for the project.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.GM21.19>

At its meeting on November 25, 2008, City Council adopted Item EX27.1

"Redevelopment of the St. Lawrence Market North Property" endorsing the strategy to redevelop the St. Lawrence Market North property into a new multi-storey building with a new 250-space underground parking garage operated by the T.P.A.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.EX27.1>

43A Parliament Street

At its meeting on July 11, 2012, City Council adopted Item MM25.54 "Acquisition of the First Parliament Site, 271 Front Street East and 25 Berkley Street - by Councillor Pam McConnell, seconded by Councillor Paul Ainslie", which directed the Chief Corporate Officer to come to an agreement with T.P.A. for the relocation of parking at 43A Parliament Street. Real Estate Services (now Corporate Real Estate Management), through authorization from Delegated Authority Form 2012-201, obtained approval to declare 43A Parliament surplus and subsequently to be disposed of by way of land exchange. All municipal parking operations were required to cease.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.MM25.54>

Opposite 75 and 85 Emmett Avenue

At its meeting on June 8 and 9, 2010, City Council adopted Item EY37.35

"Emmett Avenue - Pedestrian Crossing Protection" which requested the Toronto Transit Commission to find an alternate location for vehicles to lay over, as the existing stop opposite the school driveway causes sightline concerns for motorists exiting from the driveway at 65 Emmett Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EY37.35>

40 Carl Hall Road

At its meeting of July 19, 2021, the Board of Directors of T.P.A. adopted Item PA25.6 "Lease Agreement - 40 Carl Hall Road" to request authorization to enter into a 5-year lease agreement and seek the leasehold interest be designation as a Municipal Capital Facility.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PA25.6>

As a result of the Housing Now Initiative, at its meeting on January 29, 2020, City Council requested the Board of Directors of the T.P.A. and the Toronto Transit Commission Board to engage in discussions with Parc Downsview Park Inc., to temporarily transform the north section of the Downsview Park Merchants Market parking lot, and in close proximity to Downsview Park Subway Station, into a weekday pay-and-display commuter parking lot before and during construction phases at the 50 Wilson Heights Boulevard site, as outlined in Attachment 1 to Item MM14.9.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM14.9>

50 Wilson Heights Boulevard

Municipal Parking Facility Designations Respecting Multiple Locations

At its meeting on January 31, 2019, City Council approved a signature affordable housing initiative, "Housing Now," to leverage City-owned land for the purpose of creating new mixed-use, mixed-income, transit-oriented communities. Through the initiative, 11 properties were identified for development, which are expected to result in a total of approximately 10,000 new residential units in which one of the identified properties was 50 Wilson Heights Blvd.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA5.1>

COMMENTS

Municipal Parking Facility Designations and Council Authority

The Toronto Parking Authority ("T.P.A.") is assigned under City of Toronto Municipal Code Chapter 179, Parking Authority, all of the City powers, rights, authorities and privileges by any general or special Act with respect to the construction, maintenance, operation and management of parking facilities within the City of Toronto, subject to the limitations that: 1) the lands and buildings where vehicles may be parked shall be acquired and owned by the City; and 2) the T.P.A.'s use of these lands and buildings for the parking of vehicles must be "designated by by-law of Council" for that purpose.

Currently, City Council by-law designation of lands as a Municipal Parking Facility is recorded in City of Toronto Municipal Code Chapter 950, Traffic and Parking, Schedule XXXIV: Municipal Parking Facilities. Upon designation or de-designation by City Council, the carpark location should be added or removed from the list located in the Toronto Municipal Code. In order to qualify as a Municipal Parking Facility, the City must have an ownership interest in the property (which can include an active leasehold interest).

New carpark locations designated as Municipal Parking Facilities are added to Chapter 950 when the T.P.A. will be operating the location on behalf of the City. This often happens when City Council authorizes the acquisition of lands for the purposes of operating a carpark, or that the function of existing City owned lands should be modified from its current use to that of a Municipal Parking Facility. All new locations are required to meet all the Municipal Parking Facility criteria as mentioned above and are verified by staff prior to requesting Council's authorization to designate as a Municipal Parking Facility.

Locations are to be removed from Chapter 950 where City Council authorizes ceasing the operations of these lands as a Municipal Parking Facility. These situations may occur where a location has high vacancy rates that are not feasible or profitable to continue operations as a carpark.

Proposed Changes to Chapter 950, Schedule XXXIV

1. Locations and/or carparks that the City has ownership interest in and are recommended for inclusion in Chapter 950

A total of 14 locations are to be designated, however three (3) require City Council authority to operate as a municipal parking lot, while the remaining locations were previously authorized by City Council to be operated by the T.P.A. Table 1 below includes details on three locations that require City Council authority.

Table 1: Car Park Locations Requiring Council Authority to operate as a Car Park and to be added to Chapter 950, Schedule XXXIV

Location	Details of Operations
1010 Yonge Street (Carpark 269)	This location was previously used as employee parking for Solid Waste Management. After finding ways to optimize unused areas to include the parking in 2012, this location was declared surplus. Subsequently in 2013, this location was authorized to be operated as a parking lot by T.P.A. to generate additional revenues for the City.
1091 Eastern Avenue (Carpark 287)	T.P.A. previously received consent in 2002 to operate this location as a parking lot on behalf of Economic Development, Culture and Tourism (now Economic Development and Culture).
101 Grangeway Avenue (Carpark 710)	This location was added as a result of a severance on Grangeway Avenue on October 11, 2006 for a Toronto Transit Commission light rail line. The existing carpark 700 was broken into two locations. It has been operating ever since then under the new carpark location. 10 spots were lost due to the severance.

Attachment 1 provides the total list of locations to be designated and inserted into Chapter 950, Schedule XXXIV.

2. Locations and/or carparks recommended for removal from Chapter 950

Table 2 below is a list of carpark locations which are, with one identified exception, no longer owned by the City and/or no longer used for municipal parking purposes. Accordingly, this report requests that these locations be de-designated and removed from Schedule XXXIV: Municipal Parking Facilities, to Chapter 950.

Table 2: Car Park Locations requiring City Council Authority to be removed from Chapter 950, Schedule XXXIV

Location	Details of Operations
45 Bay Street (Carpark 32)	The City no longer has an ownership interest in the lands due to the landlord terminating the lease. All municipal parking operations were required to cease.
1119 Queen Street West (Carpark 62)	The City converted the City-owned parking lot into a park space for the general public. All municipal parking operations have ceased.
1A Church Street (Carpark 108)	This location was combined with 2 Church Street (Carpark 43) which is already designated as a Municipal Parking Facility. As such, the existing designation is no longer required.
43A Parliament Street (Carpark 126)	This location was declared surplus and subsequently disposed of by way of land exchange. All municipal parking operations were required to cease.
521 Dundas Street West (Carpark 163)	The City no longer has an ownership interest in the lands and municipal parking operations have ceased.
10 York Street (Carpark 177)	Municipal parking operations ceased permanently and the surface parking lot was converted into a high density residential condominium by a developer.
380 Richmond Street West (Carpark 190)	A legacy carpark where municipal parking operations have ceased.
259 Victoria Street (Carpark 201)	A legacy carpark where municipal parking operations have ceased.

Location	Details of Operations
305 Bremner Boulevard (Carpark 222)	A legacy carpark where municipal parking operations have ceased. The City does not have an ownership interest at this location.
5100 Yonge Street (Carpark 406)	A legacy carpark where municipal parking operations have ceased. The City does not have an ownership interest at this location.
4576 Yonge Street (Carpark 413)	The City no longer has an ownership interest in the lands and municipal parking operations have ceased.
5641 Yonge Street (Carpark 417)	A legacy carpark where municipal parking operations have ceased. This lot was converted to a public transit bus access point for better circulation of the adjacent transit hub.
66 Thirteenth Street (Carpark 515)	A legacy carpark where municipal parking operations have ceased operations due to the high supply of free parking in the area. The property is currently vacant while a new use is being determined.
185 Fifth Street (Carpark 518)	A legacy carpark where municipal parking operations have ceased.
3326 Bloor Street West (Carpark 531)	This location was initially part of 3330 Bloor Street West (Carpark 802) and is a legacy carpark where municipal parking operations have ceased. A developer's sales office presently occupies the location and preliminary re-development plans are being formulated.
Opposite 75 and 85 Emmett Avenue (Carpark 662)	A legacy carpark where municipal parking operations have ceased. The land was converted into a sidewalk in order to prevent sightline concerns for motorists and additionally to provide a safe walking path for York Humber High School students. The remnant space from this conversion was converted into free parallel parking to the general public.

Location	Details of Operations
Rear of 1775 Eglinton Avenue West (Carpark 665)	A legacy carpark where municipal parking operations have ceased.
Brimley Road at Kingston Road (Carpark 704)	A legacy carpark where municipal parking operations have ceased.

3. New Locations and/or carparks that the City has pending ownership interest in and are recommended for inclusion in Chapter 950

40 Carl Hall (Carpark 425) has been identified by T.P.A. and the City as an alternative location to address the parking loss due to the Housing Now site at Wilson Yard. In order for T.P.A. to operate the parking lot as a municipal parking facility, a lease between the City (as the "Tenant") and Canada Lands Corporation (as the owner and "Landlord") will be entered into using existing delegated real estate authority. To streamline reporting, staff are requesting City Council approval for this property to be used for municipal parking purposes and its designation as a Municipal Parking Facility by adding it to Schedule XXXIV to Chapter 950, conditional on the City establishing an ownership interest.

Corporate Real Estate Management Oversight of Chapter 950 - Schedule 34

As staff propose that new carpark locations be established or that old locations be terminated, City Council authority is required to account for the changes.

Previously, this process was managed by the T.P.A and also by other City Divisions, Agencies or Corporations ("D.A.C.s"). In light of the City-wide Real Estate model, the responsibility for this process of establishing and terminating City properties as Municipal Parking Facilities has been transferred to Corporate Real Estate Management either in consultation or at the direction of T.P.A.

Going forward, Corporate Real Estate Management and T.P.A. will ensure that all of its reports to City Council concerning the proposal for City owned properties to be utilized as a Municipal Parking Facility or the termination of the use of a City property as a Municipal Parking Facility, be it by disposition of the lands or simply by a change in use, shall have all of the required information and recommendations to implement the

necessary amendments to Chapter 950 to reflect the substantive effect of Council's decisions, as needed.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Attachment 1 - Schedule of Carpark Locations to be Added or Removed as a Municipal
Parking Facility

Attachment 1 - Schedule of Carpark Locations to be Added or Removed as a Municipal Parking Facility

Carpark Locations to Be Designated and Inserted into Municipal Code Chapter 950, Schedule XXXIV: Municipal Parking Facilities		
Carpark No.	Carpark Name	Street
243	Unwin	115 Unwin Avenue
260	Northcliffe	94 Northcliffe Boulevard
261	Abell	45 Abell Street
266	Fort York	250 Fort York Boulevard
269	Pears	1010 Yonge Street
271	Fleet	800 Fleet Street
287	Eastern	1091 Eastern Avenue
307	Brunel	20 Brunel Court
533	2300 Lake Shore Blvd W	2300 Lake Shore Boulevard West
710	Grangeway	101 Grangeway Avenue
711	Borough	158 Borough Drive
426	Ethennonnhawahstihnen'	100 Ethennonnhawahstihnen' Lane1
72	St. Lawrence Market North	92 Front Street East

Carpark Locations to Be De-designated and Deleted from Municipal Code Chapter 950, Schedule XXXIV: Municipal Parking Facilities		
Carpark No.	Carpark Name	Street
32	Bay/Lakeshore	45 Bay Street
62	Queen West	1119 Queen Street West
108	The Esplanade	1A Church Street
126	Front/Parliament	43A Parliament Street
163	Dundas-Spadina Dragon City Garage	521 Dundas Street West
177	York/Spadina	10 York Street
190	Richmond/Spadina	380 Richmond Street West
201	Victoria	259 Victoria Street
222	Skydome Bus Parking	305 Bremner Boulevard

1 Formerly Bessarion Community Centre Parking Garage
Municipal Parking Facility Designations Respecting Multiple Locations

406	North York City Hall Garage	5100 Yonge Street
413	Warner Bros.	4576 Yonge Street
417	Pemberton	5641 Yonge Street
515	Thirteenth Street	South of 66 Thirteenth Street
518	Town Hall	185 Fifth Street
531	Bloor/Islington	3326 Bloor Street West
662	Emmett Avenue	Opposite 75 & 85 Emmett Avenue
665	Douglas Saunders	Rear of 1775 Eglinton Avenue West
704	Bluffer's Park	Brimley Road at Kingston Road