



Revised REPORT FOR ACTION

Update on Investment Opportunity at 229 Richmond Street West

Date: April 12, 2022

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 10 - Spadina-Fort York

SUMMARY

The purpose of this report is to provide an update to Toronto Parking Authority (TPA) Board of Directors on the status of the investment opportunity in a new parking garage at 229 Richmond Street West.

At its meeting of February 8, 2021, TPA Board of Directors authorized TPA to work with CreateTO to carry out due diligence on TPA's potential investment in a public parking garage at 229 Richmond Street West at a cost not to exceed \$350,000 (excluding Harmonized Sales Tax (HST)). Since that time, TPA has worked with CreateTO as well as the City Planning and Parks, Forestry and Recreation (PF&R) Divisions to assess the viability of constructing a parking garage beneath a planned City park at 229 Richmond Street West. The new park at 229 Richmond Street West represents the City's most significant park acquisition in the Downtown in recent decades. TPA has also worked with the Owner of 133 John Street and 241 Richmond Street West to explore the feasibility of a joint venture development involving the developer's construction of the parking garage with a shared access arrangement within the development.

As a result of the investigations carried out and the stakeholder feedback received, CreateTO has advised TPA that construction of a parking garage at 229 Richmond Street West cannot be supported because the garage would delay completion of the park, impact design and programming of the park space and pose future maintenance issues. In light of this decision, CreateTO will work with TPA to identify other parking opportunities in the area.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors, Toronto Parking Authority, receive this report for information purposes only.

FINANCIAL IMPACT

TPA's approved 2022 Capital Budget and 2023 – 2031 Capital Plan includes \$15,349,000 for the proposed development of a parking garage at 229 Richmond Street West.

TPA has incurred costs totalling \$56,090 (excluding HST) for the due diligence carried out to assess the feasibility of investing in a parking garage at 229 Richmond Street West.

There are no further costs anticipated with the recommendation contained within this report. Funding identified in the 10-Year Capital Plan will be reallocated as part of the 2023 Capital Budget process to support the TPA's strategic growth agenda.

DECISION HISTORY

At its meeting of February 8, 2021 (Item PA21.7), Toronto Parking Authority Board of Directors received a preliminary financial analysis on the feasibility of investment in public parking at 229 Richmond Street West and directed TPA to work with CreateTO to conduct further due diligence on the investment in public parking at 229 Richmond Street West at a cost not to exceed \$350,000 (excluding HST).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PA21.7>

At its meeting of December 4, 2020, CreateTO Board of Directors endorsed the business and redevelopment plan for 229 Richmond Street West, directed the Interim Chief Executive Officer, CreateTO to direct funds from available CreateTO budget allocations to procure such outside services as may be necessary to support the confidential instructions to staff, with a view to requesting overall project funding in a subsequent report to City Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.RA19.11>

COMMENTS

Since reporting to the Board on February 8, 2021, TPA and CreateTO, with input from PF&R, City Planning and the local Ward Councillor, have reviewed the best way to incorporate a below grade garage and maximize a financial return to the City, while minimizing the footprint on the future park at 229 Richmond Street West. As part of this review, there were also discussions with the adjacent property owner to share a single driveway access between both 229 Richmond Street West and the adjacent property thus minimizing impacts on the park.

City stakeholders, including CreateTO, City Planning and PF&R, raised the following concerns about the incorporation of a parking garage beneath the planned park:

1. **Construction Timing** - 229 Richmond Street West was purchased by the City to provide a parkland and a community focal point for the rapidly growing neighbourhoods between University and Spadina Avenue, an area with some of the lowest parkland provision rates in Toronto. PF&R is ready to move forward on design and development of the park. Construction of a parking garage beneath the park would delay the delivery of the park.
2. **Soil Depth of the Public Park** – the underground garage would limit the available soil depth and volume required to support the planned development of the public park and, therefore, limit the design and programming options in the new park.
3. **Garage Maintenance and Impacts to the Public Park** – Future maintenance of the waterproofing membrane above the garage would result in significant impacts to both the park and its programming.
4. **Parking Garage Access and Project Complexities** – PF&R identified that to maximize the public park space, the below grade parking egress and ingress should be located off-site on an adjacent property. Relocating the garage access on an adjacent property was examined, but introduces several complexities to the overall project such as the coordination of construction on City and non-City lands and the need for multi-stakeholder legal agreements. In addition, this option would require that the completion of the below grade garage and public park would be dependent on the adjacent property project's timeline.

As a result of the concerns raised, CreateTO has advised that construction of a parking garage at 229 Richmond Street West cannot be supported. CreateTO will, however, provide support to TPA in exploring other parking management opportunities in the area. Other city-owned assets nearby including 260 Adelaide Street West and Metro Hall that could house public parking within the Entertainment District and should be explored further.

260 Adelaide Street West

CreateTO and Corporate Real Estate Management have been working to maximize the redevelopment opportunities for 260 Adelaide Street West. The current proposed development is targeted to include 30 percent affordable housing, a new Toronto Paramedic Services post and a new indoor community space. This facility will have a below grade parking facility and an integrated TPA public parking facility is being explored.

Metro Hall Parking Garage

This employee and fleet services parking garage located beneath the Metro Hall Civic Centre is situated between King Street West and Wellington Street West, east of John Street with vehicular access off Wellington Street. The underground garage has restricted access and is currently not open to the public. TPA is exploring the practicality of operating a public parking facility on this centrally-located City asset.

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SIGNATURE

W. Scott Collier, President
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ATTACHMENTS

Appendix A - Site Location Map

APPENDIX A

SITE LOCATION MAP

