



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### Update respecting 30 Alvin Avenue (Car Park 12) and 1501 Yonge Street (Car Park 223)

**Date:** July 12, 2022

**To:** Board of Directors, Toronto Parking Authority

**From:** President, Toronto Parking Authority

**Wards:** Ward 12, Toronto–St. Paul's

#### **REASON FOR CONFIDENTIAL INFORMATION**

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The attachment to this report is about a position to be applied to negotiations being carried out by Toronto Parking Authority (TPA).

#### **SUMMARY**

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TPA operates two (2) surface car parks in the northeast quadrant of the Yonge and St. Clair Avenue area. The car parks are located at 30 Alvin Avenue/1521 Yonge Street (Car Park 12) and 1501 Yonge Street (Car Park 223) and are operated on behalf of three (3) private land owners under contract arrangements that require updating.

The purpose of this report is to provide an overview of the existing contractual arrangements under which TPA is operating parking at these locations, provide an update on the performance of the car parks and seek TPA Board of Director's adoption of the confidential instructions included in Confidential Attachment 1.

#### **RECOMMENDATIONS**

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The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority adopt the confidential instructions to staff in Confidential Attachment 1 to the report (July 26, 2022) from the President, Toronto Parking Authority; and,
2. The Board of Directors of Toronto Parking Authority direct that the information contained in Confidential Attachment 1 remain confidential in its entirety, as it

relates to a position to be applied to negotiations carried out by Toronto Parking Authority.

## **FINANCIAL IMPACT**

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The financial information, including a financial analysis, comprising positions to be applied to the TPA's negotiations is contained in Confidential Attachment 1.

## **DECISION HISTORY**

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The decision history is contained in Confidential Attachment 1.

## **COMMENTS**

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### **Background**

TPA operates two (2) surface car parks near the intersection of Yonge Street and St. Clair Avenue. These include, a 172-space facility at 30 Alvin Avenue/1521 Yonge Street, known as Car Park 12 and a 37-space parking facility at 1501 Yonge Street known as Car Park 223.

Car Park 12 originally consisted of a single parcel of land known as 30 Alvin Avenue that TPA leased from Deer Park Place Limited for the purposes of operating a 150-space municipal parking facility.

In 2001, TPA entered into an agreement with the property owner 1521 YSL, to operate the rear portion of 1521 YSL's retail property fronting Yonge Street as a surface car park, to be run separately, but in conjunction with the existing operation of Car Park 12. The incorporation of this western parcel with the operation of parking at 30 Alvin Avenue increased the parking stall count of Car Park 12 from 150 to 172 spaces (refer to Appendix A for an illustration of the two parcels).

In 2003, TPA and Wittington executed a letter of intent and general lease terms for the 37-space surface parking lot at 1501 Yonge Street, accessed to/from Yonge Street. The letter confirmed Wittington's intention to enter into a lease agreement with TPA, as agent for the City, to operate the property as a parking facility. In early 2004, TPA commenced operation of this 37-space facility.

## Parking Supply and Demand

Strong parking demands are observed in the Yonge Street and St. Clair Avenue area, which are served by Car Park 12 (30 Alvin Avenue and 1521 Yonge Street), Car Park 13 (10 Delisle Court), Car Park 161 (30 St. Clair Avenue West), and Car Park 223 (1501 Yonge Street). Demands are driven by both commercial uses and a number of significant employers in the area, including the offices of several provincial and federal government ministry/department offices. Table 1 summarizes the parking activity at each of the respective car parks.

**Table 1:** Parking Occupancy for Car Parks 12, 13, 161 and 223

Car Park Number	Address	No. of Spaces	2019	2018	2017
12	30 Alvin Avenue and 521 Yonge Street	172 total	79 percent	90 percent	88 percent
		150 (30 Alvin Ave)			
		22 (1521 Yonge St)			
13*	20 Delisle Court	238	82 percent (gated) 92 percent (ungated)	80 percent (gated) 99 percent (ungated)	84 percent (gated) 111 percent (ungated)
161	30 St. Clair Avenue West	173	77 percent	62 percent	66 percent
223	1501 Yonge Street	37	77 percent	111 percent	86 percent

\*Car Park 13 has both a controlled (gated) and uncontrolled (ungated) portion of the facility.

With the exception of Car Park 161, located northwest of the Yonge Street and St. Clair Avenue intersection, the remaining parking facilities including 30 Alvin Avenue and 1501 Yonge Street have strong parking demands.

## CONTACT

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## **SIGNATURE**

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W. Scott Collier, President  
Toronto Parking Authority

## **ATTACHMENTS**

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Appendix A – Location Map

Confidential Attachment 1 - Details of 30 Alvin Avenue, 1501 Yonge Street and 1521 Yonge Street

# APPENDIX A: LOCATION MAP

