



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### Toronto Parking Authority Parking Management Services Portfolio Update – First Quarter 2023

**Date:** February 1, 2023

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

**From:** President, Toronto Parking Authority

**Wards:** All

#### REASON FOR CONFIDENTIAL INFORMATION

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The attachment to this report contains positions, plans, procedures, criteria or instructions to be applied to any negotiations carried on, or to be carried on, by or on behalf of the Toronto Parking Authority (TPA).

#### SUMMARY

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TPA operates an extensive inventory of 307 off-street parking facilities containing over 40,000 spaces. 145 of these locations, including more than 24,000 parking spaces are managed and operated by TPA under arrangements collectively described as "Parking Management Agreements" or "PMA's". Through Parking Management Agreements, TPA provides some, or all of the following parking management services: undertaking of capital improvements, provision of payment equipment including use of the Green P Mobile App, coin collection services, enforcement and maintenance. In most cases, TPA provides a full range of services, however, a more limited arrangement may be provided in some cases at the request of the contracting party.

In 2022, TPA's parking management business generated \$24,625,284 in Gross Revenue. While demands and revenues softened during the COVID-19 pandemic, 2022 Gross Revenues exceeded both 2020 and 2021 results and grew 90 percent Year-over-Year compared to 2021. Within the context of the new City-wide Real Estate model, where TPA no longer has an interest in the ownership of land, TPA is increasingly shifting its focus to an expansion of the parking management services it provides to third parties through Parking Management Agreements. This part of TPA's business has a lower risk profile and has the potential to generate returns that outperform the traditional operation of owning and operating parking facilities.

The purpose of this report is to provide the TPA Board of Directors with an update on the status of TPA's Parking Management Agreement portfolio.

## RECOMMENDATIONS

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The President, Toronto Parking Authority recommends that:

1. The Board of Directors, Toronto Parking Authority, receive this report for informative purposes only.
2. The Board of Directors, Toronto Parking Authority, direct that the confidential information contained in *Confidential Attachment 1* remain confidential in its entirety, as it contains positions, plans, procedures, criteria or instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Toronto Parking Authority.

## FINANCIAL IMPACT

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There is no financial impact associated with the adoption of this report. Additional information regarding the finances of TPA's Parking Management Agreement portfolio can be found in *Confidential Attachment 1*.

## DECISION HISTORY

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At its meeting on April 20, 2022, TPA Board of Directors (Item PA29.5) received a report providing an update on TPA's parking management agreement portfolio. Additional information on this report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PA29.5>

At its meeting on April 6 and 7, 2022, City Council approved the designation and de-designation of select TPA managed car parks to Schedule XXXIV: Municipal Parking Facilities to City of Toronto Municipal Code Chapter 950, Traffic and Parking. Additional information on this report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.GL29.13>

## COMMENTS

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TPA's parking management portfolio can currently be categorized as follows:

1. Parking Management Agreements with Third Parties on Lands Not Owned by the City of Toronto
2. Parking Management Agreements with City Divisions involving Lands Owned by the City of Toronto
3. Parking Management Agreements with City Agencies, Boards, Commissions, Corporations (ABCC's) involving Lands Owned by the City of Toronto

## Updates

During the latter half of 2022, the following updates have occurred to the three categories of Parking Management Agreements that TPA has entered into using its' authorities under City of Toronto Municipal Code Chapter 179, Parking Authority s.179-13.

### **Category 1: Parking Management Agreements with Third Parties (Non-City-Owned Lands)**

Through its standing authority under s. 179.13, TPA operates a total of 1,610 parking spaces at 23 car parks (CP) for third parties under Parking Management Agreements involving lands that are not owned by the City. Together, these locations generated \$6,367,421 in Gross Revenue in 2022 and \$4,353,982 in 2021. 2022 results represent a significant recovery compared to the \$6,435,548 in Gross Revenue generated in 2019 (99 percent of 2019 levels).

TPA is actively planning for the activation of two new locations, which are expected to open prior to the end of 2023 at 689 King Street West and 40 Carl Hall Road. Table 1 provides a summary of TPA activity in 2022 with respect to third party owners and its parking management agreement portfolio.

**Table 1 - TPA Parking Management Agreement Portfolio: Activity with Third Party Owners (2022)**

CP No.	Address	Status	Spaces	Notes
12 / 223	30 Alvin Avenue / 1501 Yonge Street	Renewal Agreements Pending	179 / 37	TPA received Board approval for CREM to execute new lease agreements in July 2022. In progress.
133	20 Prescott Avenue	Renewal Agreement Pending	7	TPA received Board approval for CREM to execute a new agreement in July 2022. In progress.
419	5667 Yonge Street	Renewal Agreement Pending	23	TPA received Board approval for CREM to execute a new lease agreement in May 2022. In progress.
709	1940 Lawrence Avenue East	Renewal Agreement Pending	24	TPA received Board approval for CREM to execute a new agreement in July 2022. In progress.
270	180 Spadina Avenue	TPA Operations Ceased December 30, 2022	34	Lot being redeveloped by Owner.
670	2053 Dufferin Street	TPA Operations Ceased October 31, 2022	22	TPA closed lot due to poor performance. Lease agreement terminated and decommissioning work of Owner's land completed in Dec 2022.

Since the last update in Second Quarter (Q2) 2022, TPA has submitted proposals to operate parking at several privately-owned locations. TPA is also actively negotiating the renewal of agreements at Car Parks 12/223 (30 Alvin Avenue), CP 133 (20 Prescott Avenue), CP 419 (5667 Yonge Street) and CP 709 (1940 Lawrence Avenue East). Additional information about the status of the proposals and renewal negotiations is included in Appendix A – Table 1 of the Confidential Attachment.

### ***Category 2: Parking Management Agreements with City Divisions involving Lands Owned by the City of Toronto***

As outlined above, s. 179-7 of the Municipal Code establishes that TPA is to operate municipal parking facilities on land and buildings acquired and owned by the City and shall be used by TPA only where designated by by-law of Council for that purpose. Where designated by by-law, City-owned assets are included in the list of municipal parking facilities, managed and operated by TPA, that are included in Schedule XXXIV of Chapter 950, Traffic and Parking (refer to Appendix A).

Over the years, TPA has entered into Parking Management Agreements with other City Divisions rather than reporting to City Council to have the operational jurisdiction of these lands transferred by City Council to TPA. These Parking Management Agreements typically involve TPA's management of the City-owned parking asset in exchange for a share of the revenue with the City Division that has operational management over the parking facility.

Any revenues generated by TPA through these agreements are as a result, subject to both the revenue sharing included in the Parking Management Agreements and TPA's Income Sharing Agreement with the City. This has resulted in TPA's revenues being shared twice with the City for the operation of these facilities. To address the status of this category of "Parking Management Agreements," TPA has been working with Corporate Real Estate Management (CREM) to develop a work plan for designating TPA-managed, City-owned car parks as municipal parking facilities under Schedule XXXIV of Chapter 950 in the Municipal Code. An initial report was adopted by Council at its meeting of April 6 and 7, 2022.

Designating car parks as municipal parking facilities will serve two purposes. First, it will bring the operation of these car parks back inside with Section 179-7 of the Municipal Code, which establishes that TPA is to operate municipal parking facilities on land and buildings acquired and owned by the City and shall be used by TPA only where designated by by-law of Council for that purpose. Secondly, this will lay the foundation for the eventual transfer of operational jurisdiction for all these facilities to TPA as part of a City-wide centralization of commercial parking operations with TPA. Designating City-owned commercial parking operations as municipal parking facilities will also support TPA's financial sustainability by avoiding the "double revenue share" issue over time.

**Category 3: Parking Management Agreements with City ABCC’s involving Lands Owned by the City of Toronto**

Through Parking Management Agreements, TPA is also managing parking facilities or providing parking equipment services for ABCC’s of the City, including: CreateTO, Toronto Transit Commission, Exhibition Place, Toronto Community Housing Corporation, Toronto Public Library, Toronto District School Board and Toronto Catholic District School Board.

These City entities have delegated authorities for the operational management over their lands and therefore have the ability to manage their parking assets as they see fit. The continued operation of these commercial public parking facilities would benefit from a City-wide review to determine whether the TPA should have operational jurisdiction for the operation and maintenance of these City-owned lands.

In 2022, TPA executed renewals at two (2) locations: Car Park 243 located at 115 Unwin Ave and Car Park 659 located at 341 Oakwood Avenue. Car Park 243 is a 123-parking space surface lot that is seasonally operated by TPA on behalf of CreateTO under the terms and conditions of a parking management agreement through November 30, 2023.

Car Park 659 is a 22-space surface parking lot that is operated by TPA on behalf of the Toronto Public Library, Terms and conditions of the arrangement are outlined in a Memorandum of Understanding and subject to a five (5)-year term.

**Table 2 - TPA Parking Management Agreement Portfolio: Activity with City ABCC’s (2022)**

CP No.	ABCC	Status	Spaces	Notes
243	CreateTO	Renewed	123	2-Year agreement to seasonally operate a 123-space surface car park
659	Toronto Public Library	Renewed	22	5-Year agreement to operate a 22-space surface car park

**Centralization of City-Owned Commercial Parking Facilities**

TPA continues to review all of the City-owned parking assets to identify opportunities for TPA to commercialize parking operations and centralize the operational management of these facilities with TPA. TPA is carrying out its due diligence on these opportunities and will provide further updates about the status of these locations in future reports.

Based on the review completed to date, a number of opportunities to commercialize existing City-owned parking assets have been identified (Refer to Table 3). Any new locations involving City-owned lands would be operated by TPA through City Council’s designation of the lands by by-law as municipal parking facilities and not through Parking Management Agreements.

**Table 3 – Potential New Municipal Parking Facilities**

City Division	Existing TPA-Managed Car Parks (Subject to PMA's)		City-Owned Parking Assets with Commercial Opportunities		Status of New Municipal Parking Facilities
	Locations	Spaces	Locations	Spaces	
<b>Corporate Real Estate Management</b>	9	481	4	>3750	TPA is working with CreateTO to review opportunities to operate parking facilities at City-owned facilities, including Toronto Civic Centers, (Metro Hall, North York and Etobicoke Civic Centers) and recreational facilities.
<b>Parks, Forestry and Recreation</b>	21	2,901	9	2,847	TPA is in discussions with Parks, Forestry & Recreation (PF&R) to manage parking at nine PF&R properties located around the city including the North Toronto Community Centre, Trinity Community Recreation Centre, Don Montgomery Recreation Centre and several large parks such as Sunnybrook, Earl Bales and E.T. Seaton.
<b>Toronto Water</b>	N/A	N/A	1	55	Discussions ongoing to operate parking seasonally at 1091 Kingston Road facility.
<b>Economic Development and Culture</b>	2	147	N/A	N/A	
<b>Shelter, Support and Housing Administration</b>	1	111	N/A	N/A	

TPA is exploring the transfer of jurisdiction of 33 existing City-owned facilities (already designated as Municipal Parking Facilities (MPF's)) that cumulatively include over 3,600 parking spaces. TPA is also reviewing the opportunity to commercialize an incremental 14 facilities with over 6,650 spaces. This would involve a transfer of jurisdiction to TPA and designation of the parking facilities as MPF's.

## ***Contract Management***

TPA has a number of Parking Management Agreements with third parties, including private landowners, City Divisions and City ABCC's that have expired and is operating these facilities despite the Agreements being expired. In these instances, both parties continue to honour the terms and conditions of the expired agreement.

Within the context of reviewing the broader policy framework that governs how TPA operates and interacts with the City, TPA is carrying out a detailed review of all of these contracts to determine which facilities it recommends be designated as municipal parking facilities by City Council and which agreements should be renegotiated or terminated. It is anticipated that any recommendations and corresponding actions required will be brought forward for the consideration of TPA Board of Directors.

## **CONTACT**

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## **SIGNATURE**

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W. Scott Collier, President  
Toronto Parking Authority

## **ATTACHMENTS**

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Appendix A - Municipal Parking Facilities (Schedule XXXIV of Chapter 950, Traffic and Parking)

Confidential Attachment 1 - TPA Parking Management Services Portfolio Financial Performance

**APPENDIX A –  
MUNICIPAL PARKING FACILITIES  
(SCHEDULE XXXIV OF CHAPTER 950, TRAFFIC AND PARKING)**

<b>Sl. No</b>	<b>Car-Park Number</b>	<b>Name</b>	<b>Address/Location</b>
1	1	Hayden Street Garage	20 Charles Street East
2	3	Isabella	13 Isabella Street
3	5	Wellesley East	15 Wellesley Street East
4	11	Rosehill Garage	21 Pleasant Boulevard
5	12	Alvin Ave	30 Alvin Avenue
6	13	DeLisle	10 DeLisle Avenue
7	15	Yorkville-Cumberland Garage	37 Yorkville Avenue
8	17	Pape North	716 Pape Avenue
9	18	Keele St	351 Keele Street
10	19	Pacific	385 Pacific Avenue
11	20	Cedarvale	101 Cedarvale Avenue
12	21	Amroth	72 Amroth Avenue
13	26	Queen-Victoria Garage	37 Queen Street East
14	28	Pape South	670 Pape Avenue
15	29	Holly Dunfield Garage	75 Holly Street
16	34	Dundas Square Garage	25 Dundas Street East
17	36	Nathan Phillips Square	110 Queen Street West
18	39	Castlefield	20 Castlefield Avenue
19	41	Norton	7 Norton Avenue
20	42	Via Italia	91 Via Italia
21	43	St. Lawrence Garage	2 Church Street
22	44	Fuller	14 Fuller Avenue
23	45	Broadview	111 Broadview Avenue
24	47	Burnaby	125 Burnaby Boulevard
25	48	Lee	85 Lee Avenue
26	49	Roehampton	30 Roehampton Avenue
27	51	Lippincott	365 Lippincott Street
28	52	University Garage	40 York Street
29	53	Walnut	803 Richmond Street West
30	55	Bedford Park	23 and 23R Bedford Park Avenue
31	58	Bedford Road	9 Bedford Road
32	64	Durie	265 Durie Street
33	68	Kensington Garage	20 St. Andrew Street
34	71	Bellevue	35 Bellevue Avenue
35	72	St. Lawrence Market North	92 Front Street East
36	78	Erindale	35 Erindale Avenue
37	79	Sherbourne	405 Sherbourne Street
38	80	Keele	400 Keele Street
39	81	Lansdowne	695 Lansdowne Avenue
40	82	Margueretta	9 Emerson Avenue



41	84	Salem	9 Salem Avenue and 10 Westmoreland Avenue
42	85	Palmerston	557 Palmerston Avenue and 640 Markham Avenue
43	87	Chester	14 Arundel Avenue
44	88	Ferrier East	25 Ferrier Avenue
45	89	Lipton	20 Eaton Avenue
46	90	Eaton	17 Eaton Avenue
47	91	Armadale	265 Armadale Avenue
48	93	Euclid	675 Manning Avenue and 696 Euclid Avenue
49	96	Portland	10 Portland Street
50	104	Ossington	745 Ossington Avenue and 6 Carling Avenue
51	106	Augusta	15 Denison Avenue
52	107	MacPherson	251 MacPherson Avenue
53	109	Aberdeen	51 Aberdeen Avenue
54	110	Danforth	1612 Danforth Avenue
55	111	Clinton South	74 Clinton Street
56	116	Kennedy	255 Kennedy Avenue
57	125	Richmond-Sherbourne Garage	323 Richmond Street East
58	130	Bartlett	7 Bartlett Avenue, 6 Salem Avenue
59	131	Hilltop	912 Eglinton Avenue West
60	137	Gough	77 Gough Avenue
61	139	Yonge/Sherwood	6 Sherwood Avenue
62	141	Greenlaw	141 Greenlaw Avenue
63	142	Langford	31 Langford Avenue
64	143	Willard	265 Willard Avenue
65	144	Clinton North	376 Clinton Avenue
66	146	Gerrard	573 Gerrard Street East
67	149	Woodycrest	12 Woodycrest Avenue
68	150	Larch Street Garage	40 Larch Street
69	152	Glenforest	25 Glenforest Road
70	155	Eglinton West	995 Eglinton Avenue West
71	156	Ferrier West	18 Ferrier Avenue
72	157	Bayview/Millwood	709 Millwood Road
73	158	Queen/Lansdowne	1325 Queen Street West
74	161	St. Clair/DeLisle	30 St. Clair Avenue West
75	164	Thelma/Spadina	453 Spadina Road
76	167	Queen/Ossington	18 Ossington Avenue
77	168	Harrison/Dovercourt	144A and 146 Harrison Street
78	170	Queen/Hammersmith	117 Hammersmith Avenue
79	171	Mount Pleasant Rd	730 Mount Pleasant Road
80	173	Danforth/Rhodes	1549 Danforth Avenue
81	174	Gerrard/Hiawatha	151 Hiawatha Avenue
82	178	Mount Pleasant	650 Mount Pleasant Road
83	179	Gerrard/Broadview	653 Gerrard Street East
84	180	Gerrard/Rhodes	268 Rhodes Avenue

85	181	Lampton Stadium	1155 King Street West
86	183	Queen/Woodbine	166 Woodbine Avenue and 193 Boardwalk Drive
87	184	Boardwalk/Joseph Duggan	192 Boardwalk Drive and 117 Joseph Duggan Road
88	185	Joseph Duggan/Sarah Ashbridge	116 Joseph Duggan Road and 119 Sarah Ashbridge Avenue
89	186	Sarah Ashbridge/Winners Circle	118 Sarah Ashbridge Avenue and 119 Winners Circle
90	187	Winners Circle/Northern Dancer	Winners Circle/Northern Dancer Boulevard
91	188	Beatrice	155 and 159 Beatrice Street
92	193	Woodbine Beach	South limit of Coxwell Avenue at Lake Shore Boulevard West
93	194	Ashbridges	South limit of Coxwell Avenue at Lake Shore Boulevard West
94	195	Rowanwood/Price	15 Price Street
95	200	Woodbine Park East	1167 Eastern Avenue
96	202	Woodbine Park West	1141 Eastern Avenue
97	204	Dundas Street	1117 Dundas Street West
98	205	Huron Street	465 Huron Street
99	206	Sunnyside/Windermere Avenue	South side Lakeshore Blvd. at Windermere Avenue
100	207	Sunnyside/Ellis Avenue	South side Lakeshore Blvd. at Ellis Avenue
101	208	Budapest/Parkside Drive	South side Lakeshore Blvd. at Parkside Drive
102	209	Remembrance Drive	South side Lakeshore Blvd. at Remembrance Drive
103	210	Jameson Avenue	South side Lakeshore Blvd. at Jameson Avenue
104	212	Adelaide	363 Adelaide Street West
105	215	Yorkville	74 Yorkville Avenue
106	216	McCaul	209 McCaul Street
107	217	Richmond/Jarvis	87 Richmond Street East
108	218	Malta Village	3354 Dundas Street West
109	219	Bathurst/St. Clair	1445 Bathurst Street
110	220	St. Clair/Greensides	789 St. Clair Avenue West
111	221	St. Patrick	121 St. Patrick Street
112	223	Yonge/St. Clair	1501 Yonge Street
113	224	Hanna	34 Hanna Avenue
114	226	St. Clair/Pinewood	646 St. Clair Avenue West
115	227	Spadina/Adelaide	105 Spadina Avenue
116	228	St. Clair/Kenwood	11 Kenwood Avenue
117	229	Dovercourt	110 Dovercourt Road
118	231	Spadina Road North	19 Spadina Road
119	232	Spadina Road South	19 Spadina Road
120	233	Berkeley	3 Berkeley Street
121	235	Dundas Street West	2201 Dundas Street West

122	241	Bonar Place	9 Bonar Place
123	243	Unwin	115 Unwin Avenue
124	244	Danforth Avenue	1439 Danforth Avenue
125	248	Broadview/Thompson	134 and 136 Broadview Avenue
126	251	Manning	250 Manning Avenue
127	256	Queen/Callender	1624 Queen Street West
128	260	Northcliffe	94 Northcliffe Boulevard
129	261	Abell	45 Abell Street
130	266	Fort York	250 Fort York Boulevard
131	269	Pears	1010 Yonge Street
132	271	Fleet	800 Fleet Street
133	287	Eastern	1091 Eastern Avenue
134	307	Brunel	20 Brunel Court
135	400	Yonge/Kingsdale	10 Kingsdale Avenue
136	401	Avenue/Brooke	246 Brooke Avenue
137	402	Yonge/Empress	10 Empress Avenue
138	403	Yonge/Harlandale	10 Harlandale Avenue
139	404	Beecroft Garage	95 Beecroft Road
140	410	Beecroft West	150 Beecroft Road
141	411	Roe	1880 Avenue Road
142	412	Yonge St.	11 Finch Avenue West
143	414	Jolly Miller	3885 Yonge Street
144	415	Yonge	5151 Yonge Street
145	418	Sheppard	68 Sheppard Avenue West
146	419	Yonge/Bishop	5667 Yonge Street
147	426	Ethennonhawahstihnen'	100 Ethennonhawahstihnen' Lane 1
148	500	Grenview	7 Jackson Avenue
149	501	Wendover	11 Grenview Boulevard North
150	502	Prince Edward	342 Prince Edward Drive
151	503	Willingdon	12 Willingdon Boulevard
152	504	Jackson	9 Willingdon Boulevard
153	505	Bloor/Cliveden	934 Royal York Road
154	506	Fifth/Sixth Street	Rear of 2880 Lake Shore Boulevard West
155	507	Third Street	Rear of 2797 Lake Shore Boulevard West
156	508	Eighth/Ninth Street	Rear of 2990 Lake Shore Boulevard West
157	509	Fourth Street	105 Fourth Street
158	510	Twenty-Third Street	3239 Lake Shore Boulevard West
159	511	Seventh Street	Rear of 2917 Lake Shore Boulevard West
160	512	Central Park	3220 Bloor Street West
161	513	Queensway	Rear of 742 The Queensway
162	514	Seventh Street Lane	2930 Lake Shore Boulevard West
163	516	Woolgar Laneway	Rear of 1124 The Queensway
164	517	Superior	Rear 2404 Lakeshore Blvd W

165	519	Dayton Lane	Rear of 735 The Queensway
166	520	Royalavon	Laneway west of Royalavon Crescent
167	521	Monkton Avenue	7 and 9 Monkton Avenue
168	522	Humber Bay Park West	South Limit of Park Lawn Road
169	523	Humber Bay Park West	South Limit of Park Lawn Road
170	524	Humber Bay Park West	South Limit of Park Lawn Road
171	525	Humber Bay Park West	South Limit of Park Lawn Road
172	526	Humber Bay Park West	South Limit of Park Lawn Road
173	527	Humber Bay Park West	South Limit of Park Lawn Road
174	528	Assembly Hall	1 Colonel Samuel Smith Park Drive
175	529	Primrose	15 Primrose Avenue
176	532	Barkwin	6 and 8 Barkwin Drive
177	533	2300 Lake Shore Blvd W	2300 Lake Shore Boulevard West
178	600	East York Civic Centre	550 Mortimer Avenue
179	602	Bayview/Millwood	1503 Bayview Avenue
180	650	John/Weston	16 John Street
181	651	Locust	7 Locust Street
182	652	Scott	1 Scott Road
183	653	Riverview Gardens East	17 Riverview Gardens
184	654	Riverview Gardens West	16 Riverview Gardens
185	655	China House	935 Eglinton Avenue West
186	656	Mould Avenue	1A Mould Avenue
187	657	Scarlett Road	271A Scarlett Road
188	658	Dufferin	Rear of 2050 Dufferin Street
189	659	Oakwood Library	341 Oakwood Avenue
190	660	Oakwood Avenue	406 Oakwood Avenue
191	661	Rogers Road	433 Rogers Road
192	663	Shortt Street	1 Shortt Street
193	664	Eglinton/Oakwood	1607 Eglinton Avenue West
194	667	Eglinton/Alameda	1531-1535 Eglinton Avenue West
195	668	York Civic Centre	2700 Eglinton Avenue West
196	669	York Civic Centre	2700 Eglinton Avenue West
197	670	Dufferin/Jeffrey	2053 Dufferin Street
198	700	Bushby	101 Grangeway Avenue
199	701	Fallingbrook	197 Blantyre Avenue
200	702	Bluffer's Park	Brimley Road at Kingston Road
201	703	Bluffer's Park	Brimley Road at Kingston Road
202	705	Bluffer's Park	Brimley Road at Kingston Road
203	706	Milner	284 Milner Avenue
204	707	Markham	1530 Markham Road
205	710	Grangeway	101 Grangeway Avenue
206	711	Borough	158 Borough Drive