REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

City Building Activity Update – 2023 Third Quarter

Date: September 21, 2023
To: Board of Directors, Toronto Parking Authority
From: President, Toronto Parking Authority
Wards: All

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a proposed or pending acquisition or disposition of land by the City of Toronto.

SUMMARY

The purpose of this report is to provide Toronto Parking Authority (TPA) Board of Directors with an update on the advancement of key policy initiatives, programs and projects impacting TPA. The status of TPA facilities that have been identified for city building opportunities and initiatives or which are otherwise being redeveloped through joint venture projects is also provided.

Further updates about city building activities involving TPA facilities will continue to be provided to the TPA Board of Directors on a semi-annual basis. Updates about the City-Wide Parking Strategy and the Parking Portfolio Review will be provided as the work continues to progress.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

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

2. The Board of Directors, Toronto Parking Authority direct that Confidential Attachment 1 remain confidential in its entirety, as it deals with a proposed or pending acquisition or disposition of land by the City of Toronto.

FINANCIAL IMPACT

There is no financial impact associated with the adoption of this report.

DECISION HISTORY

At its meeting of September 6, 2023, City Council adopted item EX7.1 – Updated Long-Term Financial Plan. The Plan identifies and considers immediate and long-term opportunities to address the City's fiscal challenges, including options to review operating expenditures, financial incentives, new and existing revenue tools, capital prioritization, asset transactions, and intergovernmental funding arrangements.
https://secure.toronto.ca/council/agenda-item.do?item=2023.EX7.1

At its meeting of July 19, 2023, City Council adopted item EX6.14, and received Council authority to transfer the City-owned parking facility at 72 Amroth Avenue (CP 21) from the City to a CreateTO managed corporation in order to proceed with this site as a demonstration project for the Expanding Housing Options in Neighbourhoods (EHON) initiative.
https://secure.toronto.ca/council/agenda-item.do?item=2023.EX6.14

At its meeting of March 3, 2023, TPA Board of Directors adopted item PA2.8 – City Building Activity Update – 2023 First Quarter. The report provided an update on the advancement of key policy initiatives, programs and projects impacting the TPA.
https://secure.toronto.ca/council/agenda-item.do?item=2023.PA2.8

At its meeting of July 18, 2023, TPA Board of Directors received an update through a presentation about the City-Wide Parking Strategy.
https://secure.toronto.ca/council/agenda-item.do?item=2023.PA5.5

At its meeting of March 29, 30 and 31, 2023, City Council adopted EX3.4, as amended, and approved the City of Toronto Relationship Framework for the Toronto Parking Authority.
https://secure.toronto.ca/council/agenda-item.do?item=2023.EX3.4

At its meeting of May 27, 2022, TPA Board of Directors received item PA30.5 including a presentation from TPA staff on the development of a roadmap to modernize TPA's operating mandate and financial model as part of a strategic review and update of TPA's Relationship Framework.
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PA30.5

At its meeting of November 9, 10 and 12, 2021, City Council directed that all City Divisions, and the City Agencies and Corporations identified in Attachment 1 to the report (October 13, 2021) from the Deputy City Manager, Corporate Services operate in accordance with the City's centralized Real Estate Service Delivery Model as approved by City Council on May 24, 25, and 26, 2017 in Item 2017.EX25.9 and the report (October 13, 2021) from the Deputy City Manager, Corporate Services. In adopting EX27.4, City Council also 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) as follows:

> a. 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
> b. 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.

https://secure.toronto.ca/council/agenda-item.do?item=2021.EX27.4

COMMENTS

TPA has 192 properties under its operational management, including 136 that are used for surface car parks, 28 that contain parking structures (above and/or below-grade parking garages) and 28 that are either rental properties or vacant lots. The properties under TPA's operational management have generated significant interest from both within the development community, other City Divisions and City Council that require property to advance various city-building initiatives.

There are no major updates at this time to report about the implementation of the City-Wide Real Estate program, the completion of the City-Wide Parking Strategy or Parking Portfolio Review. Updates about other city building initiatives are provided below.

Long-Term Financial Plan

On September 6, 2023, City Council adopted item EX7.1 – Updated Long-Term Financial Plan. As part of the comprehensive plan, the Deputy City Manager, Corporate Services, in consultation with the Chief Executive Officer, CreateTO, was directed to conduct an ongoing review of all City-wide surplus and underutilized real estate assets with a recommended strategy for disposition or change in use. A report back on any recommendations will be brought forward to City Council in advance of the 2024 budget process.

As part of this report back, priority consideration will be given to opportunities which:

- May be leveraged to support affordable housing initiatives;
- Enhance the City's revenue generating potential and/or contribute to the City's goals of long-term financial sustainability; or
- Allow for joint ventures or partnerships which benefit the local community.

It is anticipated that this review may impact properties under the operational management of TPA. Management will work with CREM and CreateTO in this review and provide updates to the Board as more information becomes available.

Expanding Housing Options in Neighbourhoods

As part of the Expanding Housing Options in Neighbourhoods (EHON) initiative, the City has been advancing a Pilot Project in Beaches-East York (Ward 19) a to build a "missing middle" demonstration project. On July 19, 2023, Council authority was received to transfer the City-owned parking facility at 72 Amroth Avenue (CP 21) from the City to a CreateTO managed corporation in order to proceed with this site as a demonstration project.

The Property is currently occupied by a 54-space Green P surface parking lot operated by the TPA. The disposition of a surface parking lot for the purpose of facilitating missing middle development supports several City and Provincial policy objectives to provide a full range of housing options to current and future residents. To further support the active transportation options in the area, and transit-supportive character of the neighbourhood, Transportation Services, CreateTO, the TPA and the Environment and Climate Division are exploring the feasibility of electrifying the existing Bike Share station on Amroth Avenue and integrating it with a new on-street EV charging station.

An update on the status of TPA facilities that have been identified for city building opportunities and initiatives or which are otherwise being redeveloped through joint venture projects is provided in the Confidential Attachment to this report.

Conclusion and Next Steps

TPA will continue to work with CreateTO and its City partners on the assessment of TPA facilities where there is an identified city building interest.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Confidential Attachment 1 - Status of TPA Facilities Involving City-Building Activities