

## **Future De-designation of 101 Cedarvale Avenue (Carpark 20) as a Municipal Parking Facility - Toronto Transit Commission's Line 2 Capacity Enhancement Program**

**Date:** November 5, 2024

**To:** General Government Committee

**From:** Executive Director, Corporate Real Estate Management

**Wards:** 19 - Beaches-East York

### **SUMMARY**

---

This report serves as a housekeeping report concerning a necessary amendment to Toronto Municipal Code Chapter 950, Traffic and Parking, to de-designate 101 Cedarvale Avenue (currently operating as Carpark 20) as a Municipal Parking Facility once certain conditions are met. City Council authority is required to amend City of Toronto Municipal Code Chapter 950, Traffic and Parking, Schedule XXXIV: Municipal Parking Facilities to de-designate a location as a Municipal Parking Facility and to terminate a specific City property as a Municipal Parking Facility.

101 Cedarvale Avenue has been identified as being the ideal site for the construction of the new Danforth Traction Power Substation ("DTPSS") as part of the Toronto Transit Commission's ("TTC") Line 2 Capacity Enhancement Program ("L2CEP"). Securing City Council authority for the future jurisdictional transfer of 101 Cedarvale from the Toronto Parking Authority ("TPA") to the TTC will allow TTC the certainty to progress design and planning approvals for the DTPSS. TPA will continue to operate Carpark 20 until the first quarter of 2032, when TTC is expected to begin construction.

### **RECOMMENDATIONS**

---

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

1. City Council direct that the carpark named Cedarvale (Carpark 20) located at 101 Cedarvale Avenue, upon 90 days' prior notice from the Toronto Transit Commission to the City/Toronto Parking Authority that the building permit has been approved for the construction of a building in connection with the Toronto

Transit Commission Line 2 Capacity Enhancement Program, be de-designated as a Municipal Parking Facility, cease to be managed by the Toronto Parking Authority and be removed from Schedule XXXIV: Municipal Parking Facilities to City of Toronto Municipal Code Chapter 950, Traffic and Parking.

2. 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 recommendation 1 above.

3. 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.

4. 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 2024 Council Approved Operating Budget arising from the approval of the future de-designation of the municipal parking facility, 101 Cedarvale Avenue, contained in this 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 950, Traffic and Parking, Article VI, Parking Lots, the Toronto Parking Authority is given permission to operate designated municipal parking facilities in accordance with specific set of guidelines.

[https://www.toronto.ca/legdocs/municode/1184\\_950.pdf](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 Municipal Parking Facility De-designation of 101 Cedarvale Avenue

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>

## **COMMENTS**

---

### **Municipal Parking Facility Designations and Council Authority**

The TPA is assigned under City of Toronto Municipal Code Chapter 179, Parking Authority, all of the City's 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 TPA'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 and de-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 de-designation by City Council, the carpark location should be removed from the list located in the Toronto Municipal Code.

Locations are to be removed from Chapter 950 where City Council authorizes ceasing the operations of these lands as a Municipal Parking Facility. Corporate Real Estate Management, as agent of the City in charge of managing the real estate portfolio, has authority to recommend de-designation to Council. These situations may occur where, for example, a location has high vacancy rates that are not feasible or profitable to continue operations as a carpark or if the City, from a strategic perspective, requires the land for other uses.

### **Proposed Changes to Chapter 950, Schedule XXXIV: De-designation of 101 Cedarvale Avenue (Carpark 20)**

In 2022, TTC and CreateTO conducted a property search of City-owned and private properties that met TTC's requirements for the construction of the new DTPSS as part of the L2CEP. 101 Cedarvale Avenue was identified as the ideal site, being located directly above the Line 2 Subway, and east of Woodbine Station. Securing City Council authority for the future jurisdictional transfer of 101 Cedarvale Avenue from the TPA to the TTC will allow TTC the certainty to progress the design and planning approvals for the DTPSS. TPA will continue to operate the parking lot, until the first quarter of 2032, when TTC is expected to begin construction.

Pending City Council approval, with 90 days' prior notice from the TTC to the City/TPA of the building permit being approved for the construction of a building in connection with the TTC Line 2 Capacity Enhancement Program, the TPA will cease operations of Carpark 20. In addition, 90 days after notice is provided, Carpark 20 will be de-designated as a Municipal Parking Facility, cease to be managed by the TPA and be removed from Schedule XXXIV: Municipal Parking Facilities to City of Toronto Municipal Code Chapter 950, Traffic and Parking.

## **CONTACT**

---

Alison Folosea, Director, Transaction Services, Corporate Real Estate Management, 416-338-2998, [Alison.Folosea@toronto.ca](mailto:Alison.Folosea@toronto.ca)

Mina Shirk, Associate Director, Planning, Toronto Parking Authority, 437-776-6251 [mina.shirk@greenpmobility.com](mailto:mina.shirk@greenpmobility.com)

Vincenza Guzzo, Director - Property, Property Planning, and Development, Toronto Transit Commission, 647-746-3143, [Vincenza.Guzzo@ttc.ca](mailto:Vincenza.Guzzo@ttc.ca)

Melita Varga, Director, Client and Stakeholder Enablement, 416-981-2470,  
[mvarga@createto.ca](mailto:mvarga@createto.ca)

## **SIGNATURE**

---

Patrick Matozzo  
Executive Director, Corporate Real Estate Management