



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

City Building Activity Update – 2024 Fourth Quarter

Date: February 12, 2025

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 about key City policy initiatives, programs and projects potentially 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 an as-needed basis.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Toronto Parking Authority Board of Directors 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 February 5, 2025, City Council adopted item EX20.12 – Reducing Stormwater Runoff and Mitigating Basement Flooding. The report recommended indefinitely suspending further consideration and/or engagement on a stormwater charge based on the feedback received through multiple City consultations on a potential stormwater charge.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX20.12>

At its meeting of January 28, 2025, Executive Committee adopted item EX20.7 – Update on the Implementation of a Commercial Parking Levy. The report recommended that any consideration by City Council of an implementation plan for a commercial parking levy be deferred while engagement continues with MPAC on their potential involvement in supporting the administration of a possible levy.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX20.7>

At its meeting of July 19, 2024, TPA Board of Directors adopted item PA10.6 - City Building Activity Update - 2024 Second Quarter. The report provided an update on the advancement of key policy initiatives, programs and projects impacting the TPA. The status of TPA facilities identified for city building opportunities and initiatives or which are otherwise being redeveloped through joint venture projects was also provided.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PA10.6>

At its meeting of June 26 and 27, 2024, City Council adopted item EX15.9 – 2024 - 2026 City of Toronto - Toronto Parking Authority Net Income Share Agreement. The report approved the terms of the Net Income Share Agreement between the City and the Toronto Parking Authority for a three (3) year period, effective January 1, 2024. The new agreement ensures that TPA has access to sufficient resources to both fund its Capital Program and continues to make annual contributions to the City of Toronto.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX15.9>

At its meeting of February 29, 2024, City Council adopted item EX12.4 – Long-Term Financial Plan Update: Leveraging City-Wide Real Estate Opportunities for Affordable Housing, Complete Communities and Financial Sustainability. The report directed the City to undertake a review of all off-street, transit oriented, City-owned parking facilities that may support Council's housing, community or fiscal goals and better align municipal parking services to City and Provincial planning policies, and to report back to City Council by fourth quarter of 2024 with a list of priority sites, timelines and resource requirements for due diligence to determine 'parking-to-homes' and/or community infrastructure opportunities.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX12.4>

COMMENTS

This report provides the TPA Board of Directors with an overview of key City policy initiatives, programs and projects potentially impacting TPA. TPA operates parking at 271 City-owned parking facilities, including surface car parks and parking structures (above and/or below-grade parking garages). These properties have generated significant interest from the development community, other City Divisions and City Council as land assets that can be leveraged to advance various city-building initiatives. In addition, several parking-related City initiatives are advancing through the City Council process that directly impact or have the potential to impact TPA. A summary of these initiatives is included below.

City-Wide Strategic Parking Framework

The City of Toronto has developed a strategic framework for managing public parking, both on-street and in parking lots. TPA has worked closely with the Transportation Services Division and other relevant stakeholders to provide input and guidance on the City's ecosystem of parking programs and services. Consultation about the draft recommendations was completed in Q4 2024 and a final Strategy is planned to be brought forward to City Council in Q2 2025. Management will collaborate with Transportation Services to provide an update to the Board at the earliest opportunity.

Long Term Financial Plan

Through the City's *Long Term Financial Plan Update: Leveraging City-Wide Real Estate Opportunities for Affordable Housing, Complete Communities and Financial Sustainability* as outlined in item EX12.4, City Council directed staff to analyze annual revenues and losses, year-round utilization, and other factors to evaluate the suitability of repurposing underperforming lots toward future housing, parks or other long-term opportunities.

CreateTO has been reviewing off-street, transit oriented, City-owned parking facilities that can support Council's housing, community or fiscal goals and better align municipal parking services to City and Provincial planning policies. Management has been actively engaged with CreateTO in the ongoing due diligence process to ensure the analysis reflected the financial and community value associated with TPA's operation of the sites under consideration.

A final report is expected to be brought to the City's Executive Committee and City Council in March 2025. TPA will work with CreateTO to bring forward an update to the Board at its May 15, 2025 meeting.

Commercial Parking Levy

In February 2024, the City's Executive Committee considered a report on design principles for a potential commercial parking levy, which was to include TPA's parking assets. The levy was intended to be utilized as a revenue tool, in direct response to the City's financial needs. Since that time, City staff conducted engagement to refine scenarios for a potential commercial parking levy. Through this work, City staff determined that to successfully implement a commercial parking levy and ensure it is applied fairly, consistently and clearly, involvement from the Municipal Property Assessment Corporation (MPAC) is critical.

In response, the City's Executive Committee in January 2025 recommended that any consideration by City Council of an implementation plan for a commercial parking levy be deferred while engagement continues with MPAC on their potential involvement in supporting the administration of a possible levy. Should the City receive confirmation from MPAC and the provincial government that they will support introduction of a commercial parking levy, City staff will report back to City Council with a comprehensive implementation plan, and Management will update the Board of Directors accordingly.

Stormwater Management Charge

In order to reduce impermeable surfaces, stormwater runoff, and basement flooding risks, City staff have been exploring the introduction of a stormwater charge for industrial and commercial properties. While the charge was set to include TPA parking assets, City staff determined through their engagement and jurisdictional scanning that the City already offers a range of stormwater management incentives for private properties, such as subsidies and grants.

As a result, in February 2025, City Council made several recommendations to expand and create new stormwater and green infrastructure grant programs and indefinitely suspend further consideration and engagement on a stormwater charge. As information becomes available about the new and expanded stormwater incentives, TPA will monitor to assess applicability to its parking assets.

Surplus Properties

In 2023, TPA identified 26 properties under its operational management that were surplus to its needs. The list of sites includes underperforming car parks and properties that are vacant or currently used for non-parking purposes that cannot feasibly be developed into parking facilities. After canvassing all Division, Agency & Corporations (DACs), CreateTO is working to transfer the sites to the respective DACs to achieve city-building priorities, including the expansion of affordable housing, shelters and parks.

New Inventory – Joint Venture Locations

With its partners at the City, CreateTO and in the development community, TPA is currently advancing six joint venture projects totalling over 1,770 parking stalls. In January

2025, TPA opened its newest joint venture facility – Car Park 221 at 234 Simcoe Street. The garage was constructed with Lanterra Developments and includes 81 parking stalls, including 16 EV charging spaces.

Additional information about the six (6) sites below is provided in Confidential Attachment 1.

Car Park Address	Space Count	Anticipated Opening Timing
St Lawrence Market – North Building (Car Park 72)	250	2025 (Q2)
37 Yorkville Avenue / 50 Cumberland Street (Car Park 15)	800	2027
Etobicoke Civic Centre (Bloor-Kipling Block 4)	417	2028
105 Spadina Avenue (Car Park 212) and 363 Adelaide Street W. (Car Park 227)	70	2029
838 Broadview Avenue (Car Park 282)	33	TBC
30 Alvin Avenue (Car Park 12)	200	TBC
Total	1,770	

Conclusion and Next Steps

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 Confidential Attachment 1 to this report.

TPA will continue to work with CreateTO, CREM and its City partners on the assessment of TPA facilities where there is an identified city-building interest and further collaborate with City counterparts on relevant parking policy initiatives.

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

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