



Toronto Parking  
Authority

Office des parcs de  
stationnement de  
Toronto

*The Toronto Parking Authority exists to provide safe, attractive, self-sustaining, conveniently located and competitively priced off-street and on-street public parking as an integral component of Toronto's transportation system.*

## NOTICE OF MEETING AND AGENDA

A meeting of the Toronto Parking Authority will be held at City of Toronto City Hall, located at **100 Queen Street West, Meeting Room B, 2<sup>nd</sup> Floor**, at **4:00 PM on Tuesday, July 27, 2004**.

### AGENDA

- A. Declarations of Conflict of Interest.
- B. Confirmation of the minutes of the June 29, 2004 meeting.

*Italicised items: Approval of these items will result in expenditure/receipt of funds*

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#### **1.0 FINANCE & ADMINISTRATION**

- 1.1 List of Cheques issued, for information only, and shown as Annex A. to this July 27, 2004 Agenda (vouchers 20465 – 20857).
- 1.2 Staff memorandum dated July 21, 2004, for information only, regarding the off-street revenue results for June 2004.
- 1.3 Staff memorandum dated July 22, 2004, for information only, regarding the on-street revenue results to June 2004. (Copy of the report to be provided at the Board meeting).

#### **2.0 DESIGN & CONSTRUCTION**

- 2.1 ***Staff memorandum dated July 22, 2004 recommending that the contract for the Demolition of 567 Duplex Avenue and Expansion of Municipal Carpark 39 with Mopal Construction Ltd. be increased by the amount of \$29,014.90 plus GST due to site plan approval changes required.***
- 2.2 ***Staff memorandum dated July 22, 2004 recommending that the construction contract for the Repairs to Carpark Nos. 1, 29, 34, 36, 150 and 404, Repair Program 2004 be awarded to Duron Ontario Ltd. for a sum total amount of \$400,000 plus GST.***

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### **3.0 PARKING OPERATIONS**

#### **Off-Street**

- 3.1 Staff memorandum dated July 20, 2004, for information only, entitled "Security Report, Vehicle Break-in Summary – Off-street Facilities".

### **5.0 IN-CAMERA**

- 5.1 ***Staff memorandum dated July 12, 2004 regarding an invoice received.***
- 5.2 ***Staff memorandum dated July 16, 2004 regarding a property lease agreement for municipal parking purposes.***
- 5.3 ***Staff memorandum dated July 19, 2004 regarding the purchase of a property for municipal parking purposes.***
- 5.4 ***Staff memorandum dated July 14, 2004 regarding the purchase of a property for municipal parking purposes.***
- 5.5 ***Staff memorandum dated July 19, 2004 regarding the purchase of a property for municipal parking purposes.***

### **6.0 OTHER BUSINESS**

- 6.1 Copies of the following articles recently appearing in local newspapers:

- 1) "Mt. Pleasant to welcome new condos" (Town Crier, June 17, 2004);
- 2) "Bloor Street laneway could pose problem" (The Villager, July 2, 2004);
- 3) "CityPlace is getting it right in the rail lands" (Globe and Mail, July 2, 2004);
- 4) "A more pedestrian-friendly Kensington?" (Globe and Mail, July 5, 2004);
- 5) "Sundays in Kensington: Cars out, revellers abound" (Toronto Star, July 5, 2004);
- 6) "Budd Sugarman, 83: Yorkville's tireless defender" (Toronto Star, July 5, 2004);

**Cont'd**

- 7) "GTA needs integrated system" (Toronto Star, July 5, 2004);
- 8) "Broken elevator had shoppers hiking to their cars" (Toronto Star, July 7, 2004);
- 9) "No more tag daze? City set to ban all look-alike parking tickets" (The Toronto Sun, July 7, 2004);
- 10) "Cyclist wins rush-hour challenge", (Toronto Star, July 16, 2004);
- 11) "Residents quit 4-year fight" (Town Crier, July 20, 2004);
- 12) "Patrons cannot save pub" (Town Crier, July 20, 2004); and,
- 13) "City takes aim at fake tickets" (Toronto Star, July 21, 2004).

6.2 Copy of International Parking Institute Press Release dated July 2, 2004 announcing Maurice J. Anderson, C.A., President of the Toronto Parking Authority, as the newly elected Secretary-Treasurer of the International Parking Institute (IPI).



# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5000-148  
FROM: Amir Nathoo DATE: July 22, 2004  
SUBJECT: Repairs to Carpark Nos. 1, 29, 34, 36, 150 and 404  
Repair Program 2004  
Award of Contract

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MEETING DATE: July 27, 2004

RECOMMENDATION:

To award the construction contract for the Repairs to Carpark Nos. 1, 29, 34, 36, 150 and 404, Repair Program 2004, to Duron Ontario Ltd. for the amount of \$380,960 plus \$19,040 as Contingency Allowance, being the sum total amount of \$400,000 plus GST.

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BACKGROUND:

1. The following table provides the carpark numbers, address, and the summary of proposed work at each carpark.

CP #	Address	Summary of Scope of Work
1	20 Charles Street East	Remove thin system from three stairs / lobbies and provide new thin system
29	75 Holly Street	Remove asphalt / membrane and provide new to repair leaking floor cracks. Also, inject wall crack.
34	25 Dundas Street East	Remove thin system from two stairs / lobbies and provide new thin system.
36	100 Queen Street West	Repair of structural & miscellaneous concrete work and expansion joints, replacement of membrane and asphalt.
150	40 Larch Street	Provide wall weeper and injection work leaking wall cracks.
404	95 Beecroft Road	Remove existing floor drains and provide new. Provide heat tracing for trench drain. Repair membrane / asphalt.

2. Nine (9) Restoration General Contractors were invited, of which five (5) submitted their tenders. Tenders received are listed below in the ascending order without the G.S.T.

<b>No.</b>	<b>Contractors</b>	<b>Amount Tendered</b>
.1	Duron Ontario Ltd. (DOL)	\$380,960
.2	Structural Contracting Ltd. (SCL)	\$405,930
.3	Alliance Restoration Ltd. (ARL)	* \$407,670
.4	Across Canada Construction (ACC)	\$416,000
.5	Macdero Construction (Ontario) Ltd. (MCL)	* \$485,900

\* Amounts corrected for mathematical errors.

3. We have prepared the attached "Bid Comparison Sheet" to facilitate our review. With reference to the Bid Comparison sheet, please note the following observations and comments.
- .1 Assuming the low bidder DOL's tender is 100%, the next bidder SCL's tender is 6.6% higher or a difference of \$24,970.
  - .2 The highest bidder MCL's tender is 27.6% higher compared to the low bidder DOL or a difference of \$104,940.
  - .3 ARL has made a multiplication error for Item 5.404 and missed the amount for Item 7.404 besides addition error on page D-10 or Carpark 404.
  - .4 MCL has made an addition error on page D-8.
4. Duron Ontario Ltd.'s unit prices and tender appears to be reasonable. Duron has previously worked for TPA and is familiar with our requirements. We were satisfied with their work. We recommend that the tender of Duron Ontario Ltd. be accepted for the above-noted project.

### **FINANCIAL BACKGROUND**

#### **1. Budgeted and Tendered Information**

The following table provides the carpark numbers, the amounts budgeted under maintenance budget and the tendered amount for each carpark.

<b>No.</b>	<b>Carpark #</b>	<b>Amount Budgeted</b>	<b>Amount Tendered</b>
1	1	\$40,000	\$75,700
2	29	\$20,000	\$30,945
3	34	\$60,000	\$37,350
4	36	\$100,000	\$198,100
5	150	\$10,000	\$5,850
6	404	\$25,000	\$33,015
<b>TOTALS</b>		<b>\$255,000</b>	<b>\$380,960</b>

2. Additional Funds Required

Funds available under Maintenance Budget		\$255,000
Duron's Tender Amount	\$380,960	
Contingency Allowance	<u>\$19,040</u>	
Sub-total	\$400,000	<u>(\$400,000)</u>
Additional funds required.		<b>\$145,000</b>

Amir Nathoo



# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5039-10  
FROM: Amir Nathoo DATE: July 22, 2004  
SUBJECT: **Demolition of 567 Duplex Avenue  
Expansion of Carpark No. 39  
Site Plan Approval Changes**

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MEETING DATE: July 27, 2004

RECOMMENDATION:

**That the Contract of Mopal Construction Ltd. for the Demolition of 567 Duplex Avenue and Expansion of Carpark No. 39 be increased by the amount of \$29,014.90 plus G.S.T. due to site plan approval changes required.**

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A. BACKGROUND:

- 1A. Carpark No. 39 is located at 565 Duplex Avenue and currently provides 163 parking spaces. The demolition of 567 Duplex Avenue residential house will provide approximately eight (8) additional spaces.
- 2A. The residential property was previously rented and has been vacant for over a year and a half.
- 3A. The Construction Contract was awarded to Mopal Construction Ltd. under Board Minute 04-014, dated February 4, 2004, and approved in the amount of \$120,000 even though the project was tendered earlier during the summer of 2003.
- 4A. Once the City and the Toronto Parking Authority sign the agreement, the demolition permit will be issued. It is anticipated that the demolition will start in August 2004, as the problematic issues have now been resolved.
- 5A. Under the site plan approval process, the City has requested certain improvements within the street allowance which have resulted in changes to the original Contract. These changes include:
  - .1 Removal of Existing brick and concrete planter box complete with all landscaping material and foundation wall of the planter box.
  - .2 Removal of existing interlocking stone work and timber border around existing south/west trees along Duplex Avenue.

- .3 To provide five (5) 75mm calibre shade master Honeylocust trees and thirty-five (35) 40mm calibre Cotoneaster Dammers.
- .4 To provide Ankler Brick Systems, three stone pillars with Dufferin Iron & Fencing steel fence.

6A. A meeting was scheduled with the Contractor to negotiate the addition and deletions to the Contract, and adjustment for doing the work in 2004 year instead of 2003.

- .1 It was agreed to increase the original amount by 5% due to increased labour and material costs from 2003 to 2004 year.
- .2 A new Part F – Miscellaneous was added to the original Contract.
- .3 The details of the changes are as follows:

<b>Details</b>	<b>Amounts</b>	<b>Comments</b>
Part A – General	\$46,196.00	No change
Part B – Structural	\$18,710.00	Two items deleted
Delete Item 1B	(\$2,992.00)	
Delete Item 3B	(\$9,324.00)	
Part C – Granular	\$21,515.00	No change
Part D – Landscape	\$14,473.00	No change
Part E – Electrical	\$9,540.00	No change
Sub-Total	\$98,118.00	
5% Price Adjustment	\$4,905.90	Labour/Material Cost
Part F – Miscellaneous	\$32,925.00	Site plan changes
Add one more pillar	\$3,500.00	Site plan changes
Revised Total Amount	\$139,448.90	



**B. FINANCIAL BACKGROUND**

1B	Funds available under Capital and/or Maintenance Budget		\$0.00
2B	Funds approved under Board Minute 04-014		
	.1 Mopal Tender	\$110,434.00	
	.2 Contingency Allowance	<u>\$ 9,566.00</u>	
		\$120,000.00	(\$120,000.00)
<b>3B</b>	<b>Additional Funds Requested</b>		
	.1 Difference between Original & Present Total Amount		
	<b>(\$139,448.90 - \$110,434.00)</b>		<b>(\$29,014.90)</b>
	<b>Total Funds Required for Construction Work</b>		<b><u>\$149,014.90</u></b>

Please note the amount of \$160,000 under maintenance budget for Carpark No. 11 drain work will now be applied to this project. The work for Carpark No. 11 is being done under Capital Budget account as approved under Board Minute #04-089, dated June 9, 2004.

Amir Nathoo



Revenues YTD and for the month of June at Carpark Nos. 26 and 36 are both higher than 2003 results. Carpark No. 26 took longer to return to normal revenues than expected following the 2003 SARS event, but seems on track for the remainder of the year. However, Carpark No. 52 has lagged the 2003 performance. It is worth looking back a few years to examine the longer term trends as this displays how Carpark No. 52 has diverged from the other core garages.

CP #	1984 (\$000)	1998 (\$000)	1999 (\$000)	2000 (\$000)	2001 (\$000)	2002 (\$000)	2003 (\$000)	2004 (\$000)	Var. to 1998 (\$000)
26	73	165	171	174	131	206	169	242	77
36	292	463	523	537	556	543	565	594	131
52	51	146	146	144	144	145	137	129	(17)

It was expected that the 2004 results at all of the facilities would far exceed the SARS affected 2003 results and in fact demonstrate the continued incremental revenue improvement trend of the last few years. It was specifically expected that Carpark 52 would return to pre-SARS trends, plus exhibit the effects of the April 2002 rate increases and the favourable 2004 calendar. This has not happened. The specific reason for the shortfall is not known, but the continuing impact of the SARS related loss of hotel and convention business is suspected. The fact that the revenue is below 1998 revenue is quite startling. I note that the Blue Jays are experiencing their lowest attendance levels in history this year.

Downtown Fringe								
	June				Year-To-Date			
CP #	2003	2004	Budget	Variance	2003	2004	Budget	Variance
32	144	106	161	(56)	1218	1004	1138	(134)
43	328	382	374	7	2086	2230	2122	108
135	52	47	58	(11)	330	322	327	(5)
				(60)				(31)

Carpark No. 32 continues to be of concern. Carpark 125 performed poorly in June for unknown reasons. It should be noted that there was event revenue of approximately \$30,000 (5 events) in 2003 at Carpark No. 32 while in 2004 the event revenue was only about \$3,000 (1 event). In July, Carpark 32 has been filling and short-stay parkers have not been able to enter the lot in the mid-day period. An increase in the all-day rate may be warranted.

Yonge / Bloor								
	June				Year-To-Date			
CP #	2003 (\$000)	2004 (\$000)	Budget (\$000)	Variance (\$000)	2003 (\$000)	2004 (\$000)	Budget (\$000)	Variance (\$000)
1	139	144	162	(18)	778	835	915	(79)
15	308	314	335	(20)	1771	1792	1900	(106)
	447	458		(38)	2549	2627		(185)
5	65	73	74	(1)	373	410	419	(9)
58	139	167	170	(3)	877	989	962	27
215	144	155	151	4	733	780	822	(42)
				(-)				(24)

The two Yonge/Bloor garages are shown in the first table. These facilities are both experiencing revenue above 2003 levels but well below budget estimates (\$185,000). The three facilities which are remote to the actual Yonge/Bloor intersection and which provide more of a retail parking service are performing better. All are in excess of 2003 revenues, but two are slightly below 2004 budget estimates. It is expected that Carpark No. 215 will achieve its budgeted revenue by the end of the year, assuming no additional space losses are experienced.

<b>Yonge / St.Clair</b>								
	<b>June</b>				<b>Year-To-Date</b>			
<b>CP #</b>	<b>2003 (\$000)</b>	<b>2004 (\$000)</b>	<b>Budget (\$000)</b>	<b>Variance (\$000)</b>	<b>2003 (\$000)</b>	<b>2004 (\$000)</b>	<b>Budget (\$000)</b>	<b>Variance (\$000)</b>
11	152	142	165	(23)	849	856	938	(82)
12	134	107	138	(30)	769	674	780	(106)
13	76	82	87	(5)	387	520	494	26
161	34	33	36	(3)	205	210	206	3
223	--	14	--	14	--	61	0	61
	396	378		(47)	2210	2321		(98)

Revenues for the Year to Date have increased by about \$50,000 at the continuing carparks, with the new carpark contributing \$60,000. However, the extremely poor performance of all of these carparks in June 2003 versus 2004 is of concern. According to Smith Real Estate:

“The St. Clair area showed negative absorption in this quarter (2<sup>nd</sup> quarter 2004) of just over 107,000 f<sup>2</sup>, and an increase in the vacancy rate from 11.7% to 16.1% . . . The vacancy rate for Class “A” buildings rose from 10.6% to 24.5%”.

This is almost certainly the major cause of the poor area performance. Hopefully the space will attract new tenants in the near future.

<b>Yonge / Eglinton</b>								
	<b>June</b>				<b>Year-To-Date</b>			
<b>CP #</b>	<b>2003 (\$000)</b>	<b>2004 (\$000)</b>	<b>Budget (\$000)</b>	<b>Variance (\$000)</b>	<b>2003 (\$000)</b>	<b>2004 (\$000)</b>	<b>Budget (\$000)</b>	<b>Variance (\$000)</b>
29	113	119	127	(8)	711	668	717	(49)
49	74	76	81	(5)	449	417	458	(41)
TOTAL	187	195		13	1160	1085		(90)
39	43	48	46	2	249	268	261	7
47	46	48	50	(2)	266	276	283	(8)
	89	96		(-)	515	544		(1)

The two facilities serving a largely corporate base, Carpark No. 29 and No. 49 are performing poorly with respect to both budget and 2003 revenues. The two facilities serving a mainly retail base, Carpark Nos. 39 and 47 are doing well versus 2003 and are achieving budget projections.

Again, Smith Real Estate indicates that this area has been experiencing a negative absorption and that Class “A” vacancy rates have increased. Albeit, the increase from 21.6% to 23.8% is much less alarming than the Yonge / St. Clair situation.

**CONCLUSION:**

Overall, the first half of the year 2004 has resulted in a budget shortfall of \$486,000 although overall parking revenue has increased by almost \$1,500,000 over last year. The shortfalls can be explained as follows:

Parks Lots	\$152,000
Carpark No. 32	\$134,000
Carpark No. 52	\$55,000
Carpark Nos. 1 & 15	\$187,000
Yonge / St. Clair	\$98,000
Carpark Nos. 29 & 49	\$90,000
Sub-total	(\$716,000)
Everything else (retail strips)	\$230,000

With the exception of the parks lots which are outside our control, the 2004 YTD shortage is about \$330,000. The main shortages seem to be related to declines in commercial parking activity as opposed to retail / restaurant activity levels.

In order to make up these losses in the second half, activity will need to pick up at some lots and the declines at other lots will need to be lessened. I believe the best opportunities to realize benefits are as follows:

- Usage improvements at Carpark Nos. 32 and 52 due to gradual improvements in the Toronto business environment (July results for CP52 to date are not encouraging and possibly a rate increase at Carpark No.32);
- Usage increases at Carpark No. 36 due to capturing clients from the former Eatons Centre north garage, which is now closed.
- General improvement in business activity throughout the city's commercial areas.

Ian Maher



These two instances account for 47 or 46% of the 102 break-ins reported in April 2004.

In April 2004 there were 2.48 break-ins per 10,000 vehicles parked in these facilities versus 2.75 per 10,000 in April 2003.

The Year to Date summary indicates that there were 248 vehicle break-ins that occurred up to the end of April 2004, 35% or 133 occurrences fewer than experienced up to April 2003 when there were 381. There were four arrests in the month of April.

#### May 2004

In May 2004, 22597 or 5.74% more vehicles parked in these facilities than in May 2003. There were 48 vehicle break-in occurrences in May 2004, a reduction of 24 occurrences or 33% when compared to May 2003 when there were 72 occurrences. In May 2004 there were 1.15 break-ins per 10000 vehicles parked in these facilities versus 1.83 per 10000 in May 2003.

The Year to Date summary indicates that there were 296 vehicle break-ins that occurred up to May 2004, 35% or 157 occurrences fewer than experienced up to May 2003 when there were 453. There were four arrests in the month of May.

#### June 2004

In June 2004, 37,500 or 9.94% more vehicles parked in these facilities than in June 2003. There were 49 vehicle break-in occurrences in June 2004, a reduction of 54 occurrences or 52% when compared to June 2003 when there were 103 occurrences. . In June there were 1.18 break-ins per 10000 vehicles parked in these facilities versus 2.73/10000 in June 2003.

The Year to Date summary indicates that there were 345 vehicle break-ins up to June 2004, 38% or 211 fewer occurrences than up to June 2003 when there were 556. There were two arrests on the month of June.

### SUMMARY

These statistics clearly indicate that criminal activity in our facilities has been significantly reduced over the course of the past 12 months. To date in the first half of the year there were 1.41 break-ins per 10000 vehicles parked in these facilities versus 2.43/10000 in June 2003.

Year-to-date statistics indicate that 163,096 or 7.12% more vehicles parked in these facilities in the first half of 2004 than in the same period of 2003. There were 211 or 38% fewer occurrences than for the same period in 2003; in 2004 there were 345 occurrences versus 556 in 2003. Thirteen arrests have been made in 2004.