



**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, 2nd Floor**, at **4:00 PM** on **Wednesday, October 13, 2004**.

AGENDA

- A. Declarations of Conflict of Interest.
- B. Confirmation of the minutes of the September 7, 2004 meeting.
- C. The President will assume the Chair to receive nominations for a new Chair.

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

1.0 FINANCE & ADMINISTRATION

- 1.1 List of Cheques issued, for information only, and shown as Annex A. to this October 13, 2004 Agenda (vouchers 21357 – 21861).
- 1.2 Staff memorandum dated October 7, 2004, for information only, regarding the off-street revenue results for August, 2004 and year to date.
- 1.3 Staff memorandum dated September 27, 2004, for information only, regarding the on-street revenue results to August 2004.
- 1.4 Staff memorandum dated October 7, 2004 regarding the 2005 Operating Budget. The budget was reviewed with the Finance and Budget Committee of the Board on Thursday, October 7, 2004.
- 1.5 Copy of September 14, 2004 City of Toronto News Release, for information only, titled "St. Clair Streetcar Study recommendations approved".

33 Queen Street East
Toronto, Ontario
M5C 1R5
Tel: (416) 393-7275
Fax: (416) 393-7352
www.greenp.com

2.0 DESIGN & CONSTRUCTION

- 2.1 *Ratification of a telephone poll conducted on September 29, 2004 approving a staff memorandum dated September 23, 2004 recommending that the construction of new municipal surface Carpark No. 602 at 1503 to 1505 Bayview Avenue be awarded to Gazzola Paving Limited for a sum total amount of \$325,000.00 plus GST.*

5.0 IN-CAMERA

- 5.1 *Staff memorandum dated October 5, 2004 regarding invoices received.*
- 5.2 *Staff memorandum dated September 29, 2004 regarding a proposed legal settlement.*
- 5.3 *Staff memorandum dated September 28, 2004 regarding a property acquisition for municipal parking purposes.*
- 5.4 *Staff memorandum dated October 8, 2004 regarding an invoice received.*
- 5.5 Update to the Board regarding the status of the Union negotiations.

6.0 OTHER BUSINESS

- 6.1 Copies of the following articles recently appearing in local newspapers:
- 1) “St. Clair gets streetcar right-of-way” (Toronto Star, Sept. 30, 2004);
 - 2) “Voices: St. Clair streetcar lanes” (Toronto Star, Sept. 30, 2004);
 - 3) “A new deal for city?” (Globe and Mail, Sept. 27, 2004);
 - 4) “Dragons roaring again on Gerrard Street” (Toronto Star, Sept 26, 2004);
 - 5) “Right-of-way isn’t harmless” (Toronto Star, Sept. 25, 2004);
 - 6) “Parking hassle has happy ending” (Toronto Star, Sept. 24, 2004);
 - 7) “Police Board makes peace” (Toronto Star, Sept. 24, 2004);
 - 8) “Paying, even if you don’t stay” (Toronto Star, Sept. 23, 2004);
 - 9) “Long ROW over St. Clair coming to head” (Town Crier, Sept. 10, 2004); and,
 - 10) “Corner to be transformed by two building projects” (Town Crier, Sept. 10, 2004).

OTHER BUSINESS (Cont'd)

- 6.2 Staff memorandum dated October 7, 2004 regarding new appointments to the various Sub-Committees of the Toronto Parking Authority Board.
- 6.3 Staff memorandum dated September 13, 2004, for information only, regarding a letter from Mayor David Miller to all Agencies, Boards and Commissions with regards to Corporate Access and Privacy Program.
- 6.4 Copy of staff announcement dated September 23, 2004, for information only, regarding the presentation of the City Watch Award to Toronto Parking Authority employee, Dimitri Delinis.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5000-00
FROM: Ian Maher DATE: October 7, 2004
SUBJECT: OFF-STREET REVENUE RESULTS – AUGUST 2004

MEETING DATE: October 13, 2004

RECOMMENDATION:

It is recommended that this report be received for information.

BACKGROUND:

The off-street revenue results for the month of August and for the year-to-date are discussed below:

August		
Revenue	2001	\$4,015,215
	2002	\$4,411,730
	2003	\$4,249,453
	2004	\$4,570,561
Budget		\$4,831,318
vs 2003		\$321,107
vs Budget		(\$260,758)
Parks Budget		\$84,592
vs Budget with Parks adjustment		(\$176,166)

The revenue results for August were \$176,166 below budget after adjusting for the parks lots closure. The revenue in August 2004 was about \$400,000 higher than 2003 (parks adjusted). However, the August 2003 revenue was low due to the impact of the three-day blackout. It is estimated that the blackout resulted in a \$400,000 less of revenue.

The specific high performing and low performing lots remain unchanged from the July results.

- Collectively the five carpark in the Yonge/St.Clair area were about \$80,000 below budget.

- The three core garages (Nos. 26, 36, 52) were collectively about \$90,000 below budget. This continued the trend for Carpark Nos. 26 and 52. Carpark No. 36 had been performing above budget up until August.
- All of the carparks in the vicinity of Yonge/Bloor Street (Nos. 1, 3, 5, 15), except Carpark No. 215, were below budget and Carpark No. 15 (Yorkville Garage) had revenues below the blackout affected 2003 results.
- Carpark No. 58 had results lower than 2003 and well below budget (\$31,000). This carpark had been meeting budget estimates up until the month of August.
- The three carparks at Yonge/Eglinton (Nos. 29, 39, 49) were all below budget. Although all had revenues in excess of 2003 levels.
- The carparks in the vicinity of Dundas and Spadina (Nos. 68, 71, 150, 163) were collectively \$45,000 above budget.
- Carpark No. 34 (Dundas Square) and No. 43 (St. Lawrence garage) continued to outperform budget estimates.

In general, the facilities in core commercial areas which rely on a large component of Monday to Friday daytime office-related activity are experiencing difficulties. The remainder of the facilities are for the most part meeting or exceeding budgeted revenues.

Year-To-Date

The year-to-date results are indicated:

Year-to-Date Revenue	\$37,139,527
Year-to-Date Budget	\$38,052,212
Variance	(\$912,685)
Parks Budget	\$322,684
Variance with Parks Adjustment	(\$590,001)

CONCLUSION

The revenue was equal to the budget estimated at the end of April. Since that time, revenue has under-performed by an average of \$150,000 per month. In order to reverse this decline, a recovery in some or all of the core commercial garages is required.



FILE NO: 3500-10

DATE: September 27, 2004

The revenue surplus experienced in August places the revenue for on-street program at \$452,797 or 2.1% over 2004 budget estimates.



BOARD MEMORANDUM

TO: Maurice J. Anderson
FROM: G.C. Daigle
SUBJECT: 2005 OPERATING BUDGET

FILE NO: 4015-30
DATE: October 7, 2004

MEETING DATE: October 13, 2004

RECOMMENDATION:

That the Board of Directors approve the 2005 Operating Budget which with a budgeted net income for 2005 of \$42,066,436.

BACKGROUND:

The 2005 Operating Budget package is attached for review and approval at the Board of Director's meeting on Wednesday, October 13, 2004.

This budget was reviewed and approved by the Finance and Budget Committee of the Board on Thursday, October 7, 2004.

Attach.

File: d:\files\GCDaigle\Board\recc\2005 Operating Budget



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5602-10
FROM: Amir Nathoo DATE: September 23, 2004
SUBJECT: **Construction of a New Surface Municipal Carpark
No. 602 at 1503 to 1505 Bayview Avenue
Review of Tenders**

MEETING DATE: Wednesday, October 13, 2004

RECOMMENDATION:

To award the construction of a new surface municipal Carpark No. 602 at 1503 to 1505 Bayview Avenue to Gazzola Paving Limited for the amount of \$295,155.00, plus the amount of \$29,845.00 as contingency, being a sum total amount of \$325,000.00 plus GST.

BACKGROUND:

A. BACKGROUND

- 1A Proposed Carpark No. 602 is located at 1503 to 1505 Bayview Avenue in Toronto. The subject site is approximately 742 m² parcel of land made up of two commercial properties which will require demolition.
- 2A An application for site plan approval has been submitted to the City of Toronto. If the approval is not received quickly, some or all of the work may need to be carried out next year. Since this is the most likely scenario, provisions are included in the Tender to avoid extra claims.
- 3A Nine contractors were invited, of which five submitted their Tenders. Tenders received are listed below in the ascending order without the GST. In the following table, we have included the amounts of 2005 year for the three low bidders.

No.	Contractors	Amount for 2004	Amount for 2005
.1	Gazzola Paving Limited (GPL)	\$ 295,155.00	\$ 309,912.75
.2	Loc-Pave Construction Ltd. (LPC)	\$ 350,870.00	\$ 350,870.00
.3	Tony Battista Paving Inc. (TBP)	\$ 372,843.25	\$ 400,303.15
.4	Mopal Construction Limited (MCL)	\$ 398,036.00	
.5	Across Canada Construction (ACC)	\$ 520,750.00	

- 4A To facilitate our review, we have prepared the attached Bid Comparison sheet (BCS). With reference to the BCS, please note the following observations and comments:
- .1 Assuming the amount of low bidder GPL to be 100%, the next bidder's (LPC) amount is 18.88% higher or a difference of \$55,715.00 for the year 2004.

- .2 ACC, the highest bidder's amount is very high compared to the low bidder. It would seem ACC has misjudged the scope or was not interested.
 - .3 GPL has generally requested a 5% increase over the year 2004 amounts for the same work to be done next year or 2005.
 - .4 LPC is willing to do the work this year or next year for the same price. However, due to the huge difference in the Tender amount with the low bidder, LPC will still be higher by 13.22% or a difference of \$40,957.25 for year 2005 amounts. Therefore, for both scenarios, GPL's tender is the lowest tender.
 - .5 There is a huge amount difference between GPL and other bidders for work under Item 2A-Demolition. In fact, Mr. Mark Gazzola Jr. phoned the writer to inform that they had forgotten to include \$20,000.00 for back-filling work in the Tender and would like some consideration. We informed GPL that such an adjustment would not be possible for ethical reasons, and to maintain tendering discipline. GPL was given the option to withdraw the tender noting the 10% bid deposit would be forfeited. GPL has since called again and informed that they will honour the contract as tendered.
- 5A Gazzola Paving Limited has previously worked for TPA and we were happy with their work. We therefore recommend that Gazzola Paving Limited's Tender be approved.

1. FINANCIAL BACKGROUND

.1 Funds available under Capital Budget		\$ 3,061,000.00
.2 Purchase of Property		
Esbin/Integrus/Prudential Realty	\$ 112,125.80	
City of Toronto - Legal, Valuator	\$ 41,834.08	
PriceWaterhouseCoopers - Professional Service	\$ 18,321.83	
Bank of Montreal	\$ 458,283.22	
Joseph Fisch, In Trust	\$ 646,724.16	
Minister of Revenue	\$ 16,460.00	
Miscellaneous	\$ 6,276.91	
2000454 Ontario Ltd.	\$ 460,000.00	
Denise Rochaix	\$ 85,218.53	
Seymour E. Germain, in Trust	\$ 842,635.70	
Sub-Total	\$ 2,687,880.23	\$ (2,687,880.23)
.3 Construction Costs		
Gazzola Tender	\$ 295,155.00	
Contingency Allowance	\$ 29,845.00	
Sub-total	\$ 325,000.00	\$ (325,000.00)
.4 Surplus or Unused Funds		\$ 48,119.77



BOARD MEMORANDUM

TO: Board of Directors FILE NO:
FROM: Maurice J. Anderson DATE: October 7, 2004
SUBJECT: **TORONTO PARKING AUTHORITY BOARD – SUB-COMMITTEES**

MEETING DATE: Wednesday, October 13, 2004

The previous Board had established sub-committees to deal with specific matters that relate to the Parking Authority business. They are as follows:

- | | | |
|----|----------------------------|--|
| 1. | Rate Review Sub-Committee: | To review all off-street parking rates with staff and recommend approval to the Board |
| 2. | On-Street Sub-Committee: | To deal with new on-street meter opportunities within the City and rates for on-street parking |
| 3. | Marketing Sub-Committee | To review the advertising budget of the Parking Authority and work with staff on advertising matters |
| 4. | Finance Committee: | To review operating and capital budgets and recommend approval to the Board |

Because of the change in Directors, these sub-committees should be discussed and new members added. Murray Buckstein, who was a Director of the Parking Authority during the amalgamation process, was retained because of his expertise in the area of advertising. Murray is retired and added a great deal of knowledge to committee meetings that have been held. His payment was a free parking pass which he has seldom used, other than to attend our meetings.

I recommend that Mr. Murray Buckstein be retained to continue to work with the Marketing Sub-Committee.

MJA:tt

File: d:\files\2004\October\Board\recc\sub-committees



BOARD MEMORANDUM

TO: Board of Directors FILE NO: 2320-01
FROM: Maurice J. Anderson DATE: September 13, 2004
SUBJECT: **CORPORATE ACCESS AND PRIVACY PROGRAM
LETTER FROM MAYOR DAVID MILLER**

MEETING DATE: Wednesday, October 13, 2004

RECOMMENDATION:

That the attached letter be received for information purposes.

We are in receipt of the attached letter from Mayor David Miller regarding the Corporate Access and Privacy Program. As this letter is addressed to the Chairs of Agencies, Boards and Commissions, I thought you should know about it.

Within the letter it is mentioned that the City only responded to 58.7% of their Freedom of Information requests for calendar year 2003. The Toronto Parking Authority responds to requests from the City where we have received a request under this Act. If a request comes directly to the Toronto Parking Authority for information that would be covered by the Freedom of Information Act, it is sent to the City of Toronto first. In other words, all requests to the TPA are funneled through from the City of Toronto.

For calendar year 2003 and to date, we responded to each and every request. Mr. Barry Martin, Director of Human Resources, is our staff employee who handles these requests.

MJA:tt
Attach.

File: dfiles\2004\September\Board\recc\FOI Requests-Mayor Miller

MEMORANDUM

TO: ALL EMPLOYEES

DATE: SEPTEMBER 23, 2004

FROM: BARRY MARTIN

RE: CITY WATCH AWARD FOR DIMITRI DELINIS

We are pleased to announce that our very first submission to the City Watch selection panel has won the award for the month of July.

Dimitri Delinis will be presented an award within a few weeks and is eligible for the annual award, which is presented at a special ceremony at City Hall in January.

Briefly, this is what Dimitri did to deserve the award:

On June 11, 2004, Dimitri Delinis was supervising a carpark located across the street from the Skydome. This carpark is a popular area for buses to park for bus tours or school excursions. At approximately 10:00 p.m., Mr. Delinis noticed an individual walking around, looking rather lost. He approached the person, and found out that a bus tour from Rochester had left Mr. K behind. Mr. K is in his 50's and is developmentally delayed.

Mr. Delinis called the tour company, but they didn't have a 24-hour line set up. He walked Mr. K to Union Station to inquire about sending him home on a train, only to find out that the next train was at 9:00 a.m. the next morning. Mr. Delinis purchased a ticket for Mr. K and walked Mr. K to the nearest hotel and purchased a room for him for the night. He explained the situation to the hotel staff, who promised to give Mr. K a wake-up call and direct him to Union Station in the morning. He then called Mr. K's mother in Rochester to brief her on the situation before he returned to his duties for the TPA.

The next morning, he called the hotel to confirm that they had provided Mr. K with the wake-up call as requested. He also called Mr. K at home in Rochester to make sure that he had made it home okay. Mr. Delinis received a heartfelt letter of thanks from the tour company thanking him for making a possible disaster into a "palatable adventure" for Mr. K. (Mr. K now has free transportation for life on any of their tours.)