

THE
PARKING
AUTHORITY
OF
TORONTO

1989

Annual Report



Annual Report 1989

THE PARKING AUTHORITY OF TORONTO

The Parking Authority of Toronto, a fully incorporated agency of the City of Toronto, was established on June 24, 1952 by a City of Toronto by-law under enabling legislation of the Province of Ontario. The Authority's mandate includes:

- the construction, maintenance, control, operation, and management of all municipal off-street parking facilities;
- the operation of carparks on leased property and management of some facilities on a revenue-sharing or fee basis;
- the requirement to be financially self-sustaining, and to pay real estate and business taxes;
 - the provision that the City of Toronto hold title to all the Authority's lands and buildings, including those purchased with funds earned or borrowed by the Authority;
- the requirement to make an annual report to City Council and to have its financial statements examined by the City Auditor.

Table of Contents

Chairman's Message	1
Comparative Highlights	1
Financial Statements	
Balance Sheet	2
Statement of Operations	3
Notes to Financial Statements	4
Carpark Locations	5

Commissioners

Ian J. Rankin, *Chairman*
 Stephen F. Andrunyk
 D. James Cameron
 Joyce M. Crago
 Laura L. Legge, *QC*

Officers

Reginald W. Lewis
President
 Maurice J. Anderson
Vice-President, Finance and Administration
 Brian M. Lees
Vice-President, Operations
 Norris P. Zucchet
Vice-President, Development

CITY COUNCIL

Mayor

Arthur Eggleton

Executive Committee

Elizabeth Amer
 Kay Gardner
 Barbara Hall
 Tom Jakobek
 Jack Layton
 Nadine Nowlan

City Councillors

	Ward
William Boytchuk	1
Chris Korwin-Kuczynski	2
Tony O'Donohue	3
Martin Silva	4
Elizabeth Amer	5
Jack Layton	6
Barbara Hall	7
Marilyn Churley	8
Tom Clifford	9
Tom Jakobek	10
Rob Maxwell	11
Betty Disero	12
Nadine Nowlan	13
Howard Levine	14
Kay Gardner	15
Michael Walker	16

CHAIRMAN'S MESSAGE

1

Councillor Tom Jakobek
Chairman
City Services Committee
City Hall
Toronto, Ontario
M5H 2N2

Dear Councillor Jakobek:

Your Commissioners are pleased to present the 1989 Annual Report of The Parking Authority of Toronto to the City Services Committee.

During the year, the Authority continued to expand its parking operations while achieving a record level of usage at its existing facilities. Throughout 1989, 12,700,000 cars were parked at the 14,290 municipal parking spaces located in 13 garages and 80 surface lots.

A total of \$33,578,000 was collected in parking revenue, representing a 12.2% increase from 1988. Parking expenses amounted to \$20,794,000 and resulted in a net revenue from parking operations of \$12,784,000.

Payments to the City of Toronto included \$5,041,000 in business and realty taxes and \$6,392,000 for the rental of lands owned by the City and used by the Authority for municipal parking.

During 1989, construction activity peaked at a level not attained before in the Authority's history. Three new garages were completed and opened for operation. In addition, construction continued on one surface lot while work began on another surface lot and a garage extension.

The three new garages are all located in multiple use developments. In late July, a 290 space underground garage was completed at 220 Bloor Street West. The Hotel Inter-Continental Toronto, a deluxe hotel will be located above the garage and is scheduled to be opened in the spring of 1990. Also in July, the Authority opened its new 79 space underground garage at 74 Clinton Street. This site is shared by a senior citizens' housing development operated by the Metropolitan Toronto Housing Co. Ltd. and the CHIN Radio studios currently under construction. The third garage was completed in December and is located at 40 Larch Street. This 357 space underground garage will serve the busy Chinatown district in the City of Toronto. A much needed residential development will be built above the garage by Cityhome, the City's housing agency.

Construction continued on a 15 space surface lot at Yonge Street and Ranleigh Avenue. This surface lot is also part of a joint use project as the site will be shared by a senior citizens' housing project operated by the Metropolitan Toronto Housing Co. Ltd.

Development work began on a new 20 space parking facility to be located on City owned lands at 18 Ossington Avenue. Construction will be completed in early 1990. This surface lot will provide parking for the growing retail strip in this area.

Work began on the St. Lawrence garage extension in April. The addition will add 970 new parking spaces to the existing 1,038 space garage. These spaces will assist in meeting the parking demands of the Market area, the nearby theatre district and the growing commercial activity in the immediate vicinity. The structure will be the first pre-cast structure built by the Authority and is expected to be completed in March 1990.

Maintenance work on the concrete foundation at the Nathan Phillips Square Garage continued in 1989. These repairs will continue in 1990 in addition to work that will commence at several other Authority parking garages. These extensive maintenance programs exemplify the Authority's commitment to providing efficient and safe parking facilities for its patrons.

The Authority continued to act in its incubator role for the City of Toronto Economic Development Corporation throughout 1989 by providing accounting, planning, design and administrative resources. In addition, the Authority has maintained representation on the TEDCO Board of Directors, and Reginald W. Lewis has continued to serve in his cross-appointment as the President and Chief Executive Officer of TEDCO and The Parking Authority of Toronto.

During 1989, the composition of the Authority's Commissioners was changed as two of the Authority's longest serving Commissioners departed. Mr. John F. Sherk and Professor David A.A. Stager had both served the Authority since 1974. During their tenure, they were responsible for many initiatives, including pilot programs for the reduction in automobile use during the "energy crisis" of the mid 1970's, upgrading the aesthetics of the Authority's lots, standardizing the planning and rate review process, and the expansion program undertaken by the Authority in recent years. The Authority is indebted to Mr. Sherk and Professor Stager for their dedicated efforts in establishing and maintaining the distinguished level of service of the Authority.

On behalf of the Authority's Commissioners, I would like to thank City Council and those individuals and agencies who have assisted the Authority during the past year. We welcome your comments and questions on any of the Authority's operations.



Ian J. Rankin, *Chairman*

Comparative Highlights

	1985	1986	1987	1988	1989
Parking revenues	\$20,500,000	\$23,696,000	\$26,935,000	\$29,934,000	\$33,578,000
Parking expenses	\$14,573,000	\$15,086,000	\$17,276,000	\$18,696,000	\$20,794,000
Net revenue from parking operations	\$5,927,000	\$8,610,000	\$9,659,000	\$11,238,000	\$12,784,000
Net income	\$6,246,000	\$7,982,000	\$9,723,000	\$10,648,000	\$15,338,000
Number of carparks ¹ —surface	82	82	83	83	80
—garage	8	9	10	10	13
Number of parking spaces	13,590	13,562	14,244	14,148	14,290
Number of vehicles parked	11,134,000	12,047,000	12,837,000	12,447,000	12,700,000
Number of employees ² —full time	194	191	212	215	220
—part time/students	89	88	85	88	106

¹as at December 31

²as at June 30

BALANCE SHEET

2

as at December 31, 1989

ASSETS	1989	1988
Current assets	\$	\$
Cash	719,297	453,122
Investments, at cost (market value \$58,002,550; 1988—\$48,917,575)	58,002,550	48,917,575
Accrued interest receivable	863,753	958,631
Accounts receivable	135,397	159,470
Inventories, at cost	196,047	167,630
Prepaid expenses	146,583	132,222
	<u>60,063,627</u>	<u>50,788,650</u>
Long term leases (Note 2)	1,989,609	1,586,250
Fixed assets (Note 3)	79,628,839	64,531,980
Other assets		
City of Toronto—proceeds from sale of debentures held by the City	257,680	257,680
	<u>141,939,755</u>	<u>117,164,560</u>
LIABILITIES AND SURPLUS	1989	1988
Current liabilities	\$	\$
Accounts payable and accrued liabilities (Note 4)	6,552,287	5,872,894
Deferred revenues	31,378	37,692
Accumulated sick leave credits (Note 5)	726,483	673,326
Sinking fund surpluses (Note 6)	2,292,684	2,278,521
	<u>9,602,832</u>	<u>8,862,433</u>
Current surplus (Note 7)	52,450,404	43,512,467
	<u>62,053,236</u>	<u>52,374,900</u>
Capital liabilities		
Net debenture debt (Note 8)	269,426	292,426
Capital surplus	79,617,093	64,497,234
	<u>141,939,755</u>	<u>117,164,560</u>

Approved by the Authority:



Chairman



President

STATEMENT OF OPERATIONS

3

For the year ended
December 31, 1989

	1989	1988
	\$	\$
Parking Revenues	33,578,179	29,933,861
Parking Expenses		
Operating		
Salaries, wages and employee benefits	8,172,439	7,500,043
Municipal taxes	4,781,579	4,307,797
Maintenance	1,650,462	1,294,915
Utilities	1,131,109	1,016,183
Rent	1,293,234	1,048,340
Equipment acquisitions	408,609	355,922
Insurance	273,569	271,733
Snow clearing	211,178	202,037
Tickets	177,138	151,444
Sundry	332,753	278,662
	<u>18,432,070</u>	<u>16,427,076</u>
Administration	2,362,230	2,268,418
	<u>20,794,300</u>	<u>18,695,494</u>
Excess of Parking Revenues Over Expenses	12,783,879	11,238,367
Rental charge—City of Toronto (Note 9)	6,391,939	5,619,184
Income from Carpark Operations	6,391,940	5,619,183
Other Income		
Interest income	5,947,988	4,092,080
Proceeds on disposal of fixed assets (Notes 10 and 11)	2,694,515	789,507
Sundry	304,028	147,427
	<u>8,946,531</u>	<u>5,029,014</u>
Net Income (Note 7)	<u>15,338,471</u>	<u>10,648,197</u>

Auditor's Report

To the Council of the Corporation of the City of Toronto and the Commissioners of The Parking Authority of Toronto

I have examined the balance sheet of The Parking Authority of Toronto as at December 31, 1989 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

As described in note 1(c) to the financial statements, the Authority does not follow the accounting principles prescribed for Ontario municipalities in its accounting for fixed assets.

In my opinion, except for the accounting for fixed assets referred to in the preceding paragraph, these financial statements present fairly the financial position of the Authority as at December 31, 1989 and the results of its operations for the year then ended in accordance with the accounting principles disclosed in note 1 to the financial statements applied on a basis consistent with that of the preceding year.

J. Rabinowitz, C.A.
City Auditor
Toronto
March 23, 1990



1. Accounting policies

(a) Basis of accounting

Revenues and expenses are recorded on the accrual basis of accounting.

(b) These financial statements reflect the financial position and results of operations of the Authority's municipal off-street parking facilities (parking garages and surface carparks). They do not include the operations of the City of Toronto's on-street parking facilities (parking meters, overnight permits and boulevard parking) and payments received by the City under agreements from developers in lieu of providing parking facilities. These reserve funds are recorded by the City. The revenues and expenses of the Authority do not include the operations of the Village Arcade Shopping Mall, the Cumberland Street Offices and 33 Queen Street East which are managed by the Authority. The net income from these operations is paid over to the City of Toronto and held in a separate reserve fund in its own accounts.

(c) Fixed Assets

The Authority does not hold title to its carparks neither to the lands nor the improvements thereon. However, in order to reflect the assets acquired by the Authority out of its own funds, the Authority does not follow the accounting principles prescribed for Ontario municipalities in its accounting for fixed assets. Fixed assets are recorded at cost on the balance sheet, net of any disposals, with a similar amount included in capital surplus. In addition, the Authority charges its capital expenditures on carpark development directly to current surplus. No provision is made for depreciation. Municipal accounting principles in Ontario require that fixed assets be recorded as a charge to operations in the year of acquisition and shown as an asset only to the extent of the amount of the outstanding principal portion of unmatured long-term liabilities incurred for the acquisition of fixed assets.

2. Long term leases

The Authority has leased property under various long-term operating leases for periods up to 2039. The total combined rent for these operating leases is \$2,220,168. The payments for these leases were made in advance and will be written-off over the term of the leases.

3. Fixed assets

The cost of fixed assets acquired by the Authority is as follows:

	1989	1988
	\$	\$
Land	16,657,353	16,834,419
Parking garages	25,560,438	25,560,438
Surface carparks	2,786,996	2,992,321
Developments under construction	31,798,717	16,598,604
Furniture, fixtures and equipment	2,825,335	2,546,198
	<u>79,628,839</u>	<u>64,531,980</u>

4. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities include a net payable of \$4,506,932 due to the City of Toronto (1988—\$3,714,386 net payable). The 1989 balance includes a receivable of \$1,116,476 in respect of expenses incurred by the Authority, on behalf of the City, which is related to the City of Toronto Economic Development Corporation.

5. Accumulated sick leave credits

Provision has been made over the years to provide for the payment of sick leave credits which may become due to employees upon termination of employment under the terms of the accumulative sick leave benefit plan. The liability for such benefits accrued to the end of 1989 has been fully provided for.

6. Sinking fund surpluses

The liability of accumulated excess sinking fund earnings, available to meet any further debt charges or for use in financing capital projects, was increased in 1989 by \$14,163 (1988—\$10,506) as a result of further surplus earnings de-

clared by the Municipality of Metropolitan Toronto with reference to sinking fund debentures issued for parking purposes.

7. Current surplus

The surplus is available to the Authority for the development of parking facilities. Unexpended authorizations for such capital developments, including those approved in the City of Toronto's 1990 capital budget amount to some \$46.9 million. The movement in the surplus for the year is as follows:

	1989	1988
	\$	\$
Balance, beginning of year	43,512,467	35,978,305
Capital expenditures on carpark developments	(6,400,534)	(3,114,035)
Net income	15,338,471	10,648,197
Balance, end of year	<u>52,450,404</u>	<u>43,512,467</u>

8. Net debenture debt

	1989	1988
	\$	\$
Total issued	14,836,807	14,836,807
Redeemed to date	(14,568,807)	(14,430,983)
Value of sinking funds	—	(114,824)
Balance to be redeemed by 1997	268,000	291,000
Funds advanced by the City of Toronto pending the issue of debentures	1,426	1,426
	<u>269,426</u>	<u>292,426</u>

The total debt servicing costs (principal and interest) for 1989 in the amount of \$78,813 (1988—\$77,846) have been met out of revenues derived from the City of Toronto's operations of on-street parking meters and are not reflected in the expenses of the Authority.

9. Rental charge—City of Toronto

Under a 1985 arrangement with the City of Toronto, the Authority is required to pay annual rentals over the years 1984-89 for the use of City-owned properties leased to it, equal to 50% of its surplus from parking operations for the year or \$2,000,000, whichever is greater.

10. Proceeds on disposal of fixed assets

The Authority sold commercial density at 20 Charles Street East to Bramalea Properties Inc. for a sum of \$3,037,500. One half thereof was paid in 1987, one quarter in 1988 with the remainder paid in 1989 interest free. The Authority has also received a payment of \$1,435,000 from the City of Toronto for the provision of 205 parking spaces in the new St. Lawrence C-2 facility. This reimbursement represents part of an agreement between the City of Toronto and the Authority involving the acquisition and development of 1,250 parking spaces in the St. Lawrence Project area. The Authority was previously reimbursed for 1,045 parking spaces provided in the St. Lawrence C-1 facility.

11. Sale of Land and Parking Garage Leaseback

The Authority sold lands at 616 and 622 College Street for \$483,990 to Metropolitan Toronto Housing Company Limited in exchange for a 50 year lease of the parking garage beneath the entire development at a rental of \$1.00 per year. The agreement provides for construction of 77 parking spaces at the cost of the adjusted selling price.

12. Contractual obligations

The Authority is committed to make additional expenditures of \$2,488,000 for capital developments. Further, commitments over the next five years under leasing agreements for use of lands and equipment (other than City of Toronto owned properties) total some \$122,000 for basic rental charges.

No.	Location	Capacity	No.	Location	Capacity
1	Hayden St e of Yonge	153	88	Ferrier Ave n of Danforth	47
2	Charles St e of Yonge	77	89	Lipton Ave e of Pape	70
3	Isabella St e of Yonge	79	90	Eaton Ave n of Danforth	30
5	Wellesley St E e of Yonge	149	91	Armada Ave n of Bloor W	144
11	Rosehill Garage	571	92	Indian Rd n of Bloor W	226
12	Alvin Ave n of St Clair E	166	93	Euclid Ave n of Bloor W	44
13	De Lisle Ave w of Yonge	160	96	Portland St n of Front W	212
15	Yorkville-Cumberland Garage	1036	104	Ossington Ave n of Bloor W	40
16	Cumberland St w of Bay	69	105	Richmond St W—Portland St	46
17	Pape Ave n of Danforth	85	106	Augusta Ave n of Queen W	120
18	Keele St s of Dundas W	78	107	MacPherson Ave—Rathnelly Ave	40
19	Pacific Ave s of Dundas W	71	108	Church St s of The Esplanade	163
20	Cedarvale Ave n of Danforth	38	109	Aberdeen Ave w of Parliament	35
21	Amroth Ave s of Danforth	54	110	Danforth Ave e of Coxwell	25
26	Queen-Victoria Garage	479	111	College—Clinton Garage	79
28	Pape Ave s of Danforth	76	116	Kennedy Ave—Glendonwynne Rd	56
29	Holly-Dunfield Garage	460	125	Richmond St E—Sherbourne St	183
32	Bay St—Lake Shore Blvd W	525	126	Front St E—Parliament St	84
34	Dundas Sq—Victoria St	53	130	Bartlett Ave n of Bloor W	38
36	Nathan Phillips Square Garage	2087	131	Hilltop Rd—Eglinton Ave W	28
39	Castlefield Ave w of Yonge	163	137	Gough Ave n of Danforth	17
41	Norton Ave w of Dufferin	64	139	Sherwood Ave e of Yonge	46
42	Via Italia s of St Clair W	66	140	Wilton St w of Jarvis	175
43	St Lawrence Garage	1038*	141	Greenlaw Ave—Mackay Ave	53
44	Fuller Ave n of Queen W	53	142	Langford Ave n of Danforth	27
45	Broadview Ave n of Queen E	92	143	Windermere Ave n of Bloor W	106
47	Burnaby Blvd w of Castle Knock	175	144	Clinton St n of Bloor W	33
48	Lee Ave s of Queen E	68	146	Gerrard St E—Hamilton St	43
49	Roehampton Ave e of Yonge	126	147	n/w Eglinton W/W R Allen	53
51	Lippincott St s of Bloor W	146	148	n/e Eglinton W/W R Allen	97
52	University Ave Garage	323	149	Woodycrest Ave n of Danforth	35
53	Richmond St W w of Walnut	49	150	Larch St Garage	357
55	Bedford Park Ave w of Yonge	45	152	Glenforest Rd e of Yonge	26
58	Bloor—Bedford Garage	399	153	Victoria St s of Dundas E	51
62	Queen St W—Abell St	27	155	Eglinton Ave W—Glen Cedar Rd	33
63	Jarvis St—Richmond St E	17	156	Ferrier Ave n of Danforth	23
64	Durie St n of Bloor W	155	157	Bayview—Millwood Garage	20
68	Kensington Garage	292	158	Queen St W w of Cowan	32
71	Bellevue Ave s of Nassau	91	159	Bayview Ave—Millwood Rd	10
72	George St s of Front E	404	160	Yonge St s of Ranleigh	**
78	Erindale Ave e of Broadview	93	161	St Clair—Yonge Garage	173
79	Sherbourne St n of Carlton	112	162	Shaftesbury Ave e of Yonge	22
80	Keele St n of Dundas W	54	163	Dragon City Garage	129
81	Lansdowne Ave n of Bloor W	40	164	Thelma Ave e of Spadina Rd	43
82	Margueretta St n of Bloor W	56	165	Bathurst St—Queen's Quay W	122
84	Salem Ave n of Bloor W	35	166	Ladysmith Ave s of Danforth	30
85	Palmerston Ave n of Bloor W	58	167	Ossington Ave n of Queen W	**
87	Chester Ave n of Danforth	83			

*—970 space extension under construction

**—under construction

THE
PARKING
AUTHORITY
OF
TORONTO

*33 Queen Street East
Toronto, Ontario
M5C 1R5
(416) 393-7275*