



The Parking Authority
of Toronto
Annual Report 1977



Holly Park Place

The Parking Authority of Toronto

50 Cumberland Street, Toronto, Ont. M4W 1J5
Telephone: (416) 923-6616



THE PARKING AUTHORITY OF TORONTO is a corporate body established in 1952 by Provincial Statute and City By-Law. It is comprised of a Chairman and two Commissioners who are appointed by, and responsible to, City Council.

The Authority is responsible for the establishment, operation and management of all municipal off-street parking facilities throughout the City. It also operates carparks on leased lands and manages some carparks on a revenue-sharing or fee basis.

By Legislation the Authority is required to be self-sustaining representing no burden to the general taxpayer, and to pay real estate and business taxes, which in 1977 amounted to \$1,815,309.00. Even though the Authority purchases lands and buildings from its surplus or borrowed funds, title to these properties is vested in the City of Toronto.

The Authority is required to report annually to City Council, and its financial affairs must be examined and certified by the City Auditor.

The Authority provides carparks for the following purposes:

1. to serve short-term parkers in the downtown core and the midtown;
2. to serve all day parkers on the downtown fringe, at public transit stations including the east and west subway terminals;
3. to serve neighbourhood commercial/residential areas.

In 1977 the ratio of these was as follows:

	Number of Spaces	% of Total Number of Spaces
Downtown Core	3034	21%
Downtown Fringe	2317	16%
Midtown	1754	12%
Neighbourhood Commercial/Residential	4596	32%
Subway Terminals	2845	19%
	14546	100%

John F. Ellis, M.B.E.
Chairman

David A.A. Stager
Commissioner

John F. Sherk
Commissioner

Reginald W. Lewis
General Manager



Your Commissioners are pleased to submit for your consideration the 1977 Annual Report of The Parking Authority of Toronto.

In the year under review, parkings at municipal carparks increased four percent over 1976, and gross revenue was \$9,331,329.00.

A detailed financial statement is included in this Report, on pages 5, 6 and 7. It will be noted from that statement that in accordance with the agreement adopted by Council at its meeting of May 12th, 1976, the Authority turned over to the City's general fund \$1,085,016, being 50% of the Authority's net operating surplus for 1977.

The Authority opened one new carpark in 1977, a surface facility of 38 spaces between Salem and Bartlett Avenues, north of Bloor Street West, built on surplus subway land leased from the Metropolitan Corporation.

The re-construction of municipal carpark 44, Fuller Avenue, north of Queen Street West, was completed in September, 1977. A reduction in the number of spaces at this location permitted a portion of this site to be turned over to the Parks Department for development as a neighbourhood park.

Construction of the 3-level extension to municipal carpark 11, the Rosehill Garage commenced in November 1977,

and is expected to be completed in July, 1978. The extension will increase capacity at this garage to a total of 578 spaces. This additional capacity is expected to take some of the pressure off the Authority's two surface carparks in the Yonge/St. Clair area.

Holly Park Place, the award-winning parking and housing development between Holly Street and Dunfield Avenue, south of Eglinton Avenue East, is nearing completion, and it is expected that the garage component of 457 spaces will be opened for business in August, 1978. The Authority is pleased that this joint venture with the City's Housing Department has proceeded through the planning, implementation, and construction stages with a minimum of difficulty.

An agreement has been reached between the City and the Province for the land on which the Kensington Garage will be constructed commencing in the summer of 1978. The additional time required for the planning of this garage has delayed the start of construction beyond the original estimate. This was necessary to ensure that the garage will be capable of handling the short-term, high turn-over demand characteristic of the Market area, in addition to being aesthetically in harmony with the architecture of the surrounding market structures.

During the year the Authority continued its programme of providing



specially designed and marked parking spaces for disabled motorists at some of its municipal carparks. These special parking spaces are under-utilized at the present time, and the Authority is monitoring usage with a view to reporting more fully on the matter toward the end of 1978. In this regard, the Authority maintains close liaison with the City's Co-ordinator of the Programme on the Disabled and Elderly.

Expropriation proceedings have commenced for the acquisition of a site at the north-west corner of Eglinton Avenue West and Hilltop Road on which will be established a metered surface carpark of about 30 spaces. A municipal carpark at this location is expected to help meet some of the short-term parking demand created by an active commercial/retail business strip. The parking problem in this area has been somewhat exacerbated by the redevelopment of some properties which had been used for parking purposes as an interim land use.

The Authority has recently concluded an agreement with Ontario Hydro for the lease of a property on Prescott Avenue, north of St. Clair Avenue West which will be developed in 1978 as a metered surface carpark to meet a demand for parking from the local residential and business community.

Plans have been laid for the modification in the late spring of 1978 of municipal carpark 16, Cumberland and Bellair Streets, to compliment the ambience of the Yorkville Village shopping area. Hanging planters, sidewalk widening, tree-planting, benches and decorative pavement are included in the plan.

The Authority is negotiating with the Metropolitan Corporation for the use of three surplus land sites at the junction of Eglinton Avenue West and the William R. Allen Road on which it is proposed to establish carparks to serve the adjacent business community and to provide a limited capacity change-of-mode parking facility. The Authority is of the opinion that there is a requirement for a large capacity parking structure to serve the Spadina subway line, and that the best location for such a structure is over the William R. Allen Road immediately south of the Glencairn Station.

Much time has been spent with representatives of the City's Planning and Housing Departments on plans for the redevelopment of municipal carpark 43 within the St. Lawrence neighbourhood project. The plan is to consolidate the existing inventory of 1,250 municipal parking spaces, now contained in three large surface carparks, into a multi-level above-ground parking



garage and residential/commercial structure.

The provision of parking facilities for the westward expansion of Chinatown continues to present a problem. As part of an exhaustive search for solutions, the Authority is now working on a concept for a parking garage under Spadina Avenue in co-operation with other interested City Departments.

The demand for area parking studies throughout the City has increased over the year, and at the time of writing, some fourteen studies are scheduled. The lack of suitable lands on which to establish neighbourhood carparks was observed on in the 1976 Report. In this regard, the Authority is concerned that any move by the Metropolitan Corporation to change its present policy on the use of surplus subway lands will greatly affect our ability to deliver parking services to neighbourhood retail strips where a parking study determines there is a demand.

To mark its 25th Anniversary of parking operations, the Authority hosted a reception in the City Hall Rotunda on June 1st, 1977, and it was our pleasure on this occasion to welcome many people with whom the Authority has worked and been associated over the years.

Again this year we take this opportunity to express our thanks to the many civic officials, agencies, and members of their staffs with whom the Authority and its staff enjoy such good working relationships in the service of the citizens of this great City.

Yours very truly,

John F. Ellis
Chairman

Balance Sheet

as at December 31, 1977



Assets

Current Assets:		<u>1977</u>	<u>1976</u>
Cash in bank and on hand			
including Term Deposits	\$5,560,444		
Accrued Interest on Deposits...	<u>19,377</u>	\$5,579,821	\$3,855,912
Accounts Receivable		186,198	216,520
Prepaid Expense		36,929	11,073
Inventories		53,428	44,843
		<u>\$5,856,376</u>	<u>\$4,128,348</u>
Fixed Assets:			
Carparks - Lands and improve- ments			
Completed projects	24,058,058		
Projects under construction ...	3,323,825		
Furniture, Fixtures & Equipment	<u>761,474</u>	28,143,357	26,767,013
Proceeds from sale of debentures held by the City		257,680	257,697
Proceeds from sale of property held by the City		<u>221,064</u>	<u>190,775</u>
		<u>\$34,478,477</u>	<u>\$31,343,833</u>

AUDITOR'S REPORT

I have examined the Balance Sheet of The Parking Authority of Toronto as at December 1977 and the Statement of Revenue and Expenditure 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.

In my opinion, these statements present fairly the financial position of the Authority as at December 31, 1977 and the results of its operations for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Toronto
May 3, 1978.

J. Rabinowitz, C.A.
City Auditor

Balance Sheet

as at December 31, 1977



Liabilities

	<u>1977</u>	<u>1976</u>
Current and Accrued Liabilities:		
Accounts Payable.....	\$542,831	\$825,922
Deferred Revenue	21,197	14,577
Sick Credit Reserve	276,106	312,654
Reserve for Debt Charges.....	124,936	-
Current Surplus:		
Balance December 31, 1976	\$2,975,195	
Payment to City for use of certain lands in 1976	(888,790)	
Provision for capital ex- penditure in 1977	(33,185)	
Arcade Mall operation, ap- plied against 1976 start- up expenditures of \$215,660.	76,376	
Profit, after provision for debt charges for the year 1977, \$1,085,016 of which is payable to the City of Toronto	<u>2,761,710</u>	<u>2,975,195</u>
	\$5,856,376	\$4,128,348
Capital Liabilities:		
City of Toronto - Funds ad- vanced pending the issue of debentures	651	-
Debenture Debt:		
Issued	14,320,259	
<u>Less:</u> - Redeemed to December 31, 1977	(5,144,660)	
- Sinking Fund Invest- ment as at December 31, 1977	(6,010,902)	3,824,672
Capital Surplus:	25,456,753	23,390,813
	<u>\$34,478,477</u>	<u>\$31,343,833</u>

Note: Contingent Liabilities \$125,000.

Statement of Revenue and Expenditure

for the year ended December 31, 1977



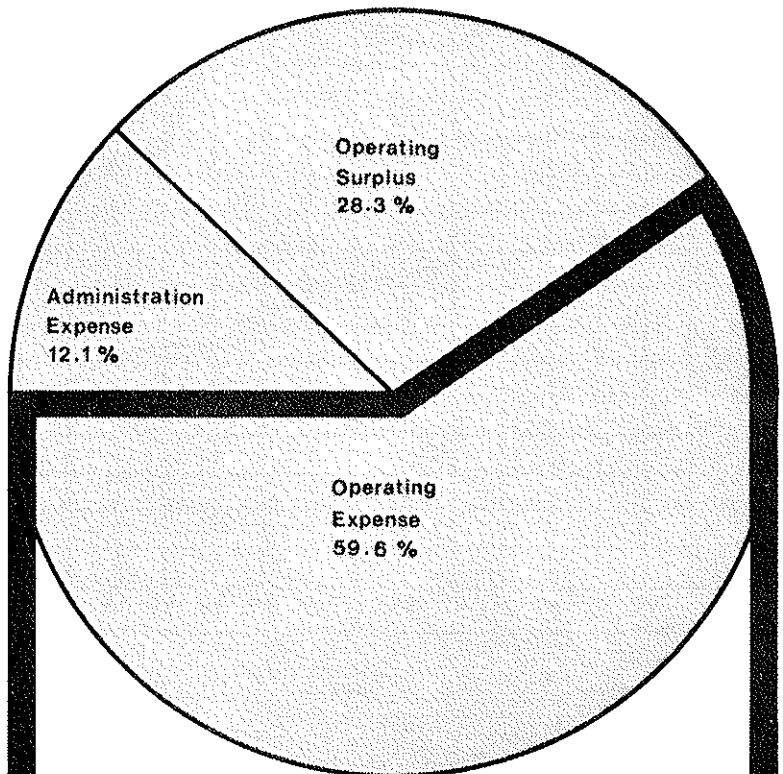
	<u>1977</u>	<u>1976</u>
Parking Revenue	\$9,331,329	\$8,142,989
Parking Area Expenses	<u>5,821,063</u>	<u>(5,539,001)</u>
	\$3,510,266	\$2,603,988
Sundry Revenue	<u>424,247</u>	<u>363,687</u>
	<u>\$3,934,513</u>	<u>\$2,967,675</u>
 Administration Expenses:		
Salaries and wages	639,258	\$586,226
Rent and Utilities	103,036	74,781
Maintenance	9,145	8,624
Postage, stationery & office supplies	14,681	13,966
Drafting supplies, etc.	1,299	777
General Expense (including Special Surveys)	101,105	179,191
Travelling & Conference Expenses	36,931	39,701
Employee Welfare Plans	194,772	179,567
Honoraria	12,000	12,173
Legal	12,379	5,918
Advertising	20,414	3,459
Lease of Equipment	34,961	17,258
Furniture and Equipment	<u>4,906</u>	<u>11,346</u>
	<u>\$1,184,887</u>	<u>\$1,132,987</u>
Direct Operating Surplus	\$2,749,626	\$1,834,688
Debt Charges:		
Debenture Debt Charges	16,888	
Exchange	<u>9,363</u>	
	\$26,251	
Less: Excess Sinking Fund Earn- ings applied against debt charges	(16,888)	
Interest on Funds advanc- ed to City	<u>(21,447)</u>	<u>(57,108)</u>
	<u>12,084</u>	<u>(57,108)</u>
	\$2,761,710	\$1,777,580

This is the Statement of Revenue and Expenditure referred to in my certificate dated May 3, 1978 appended to the Balance Sheet of The Parking Authority of Toronto.

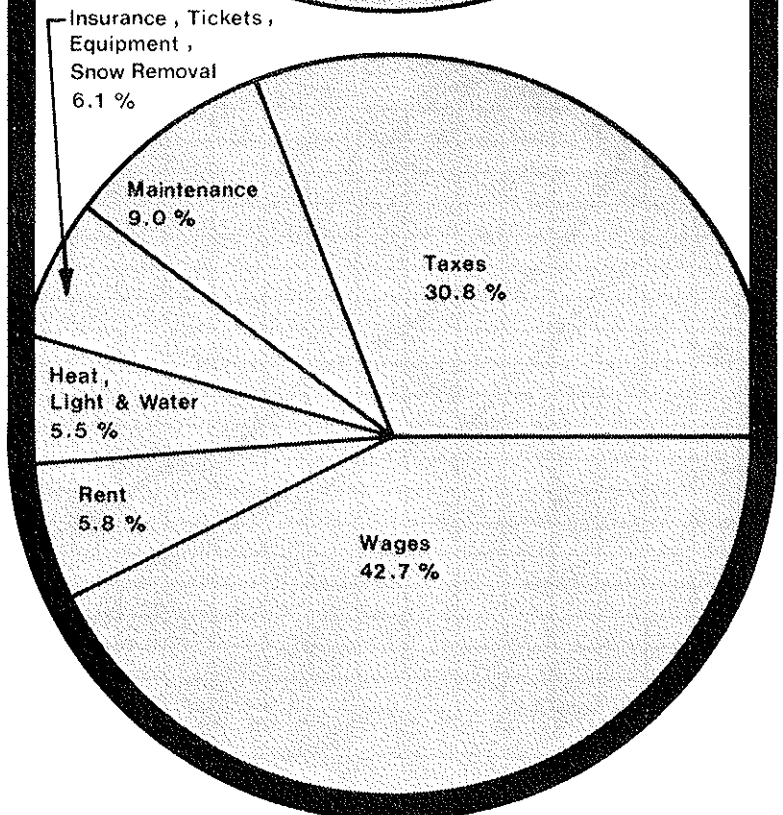
J. Rabinowitz, C.A.
City Auditor.



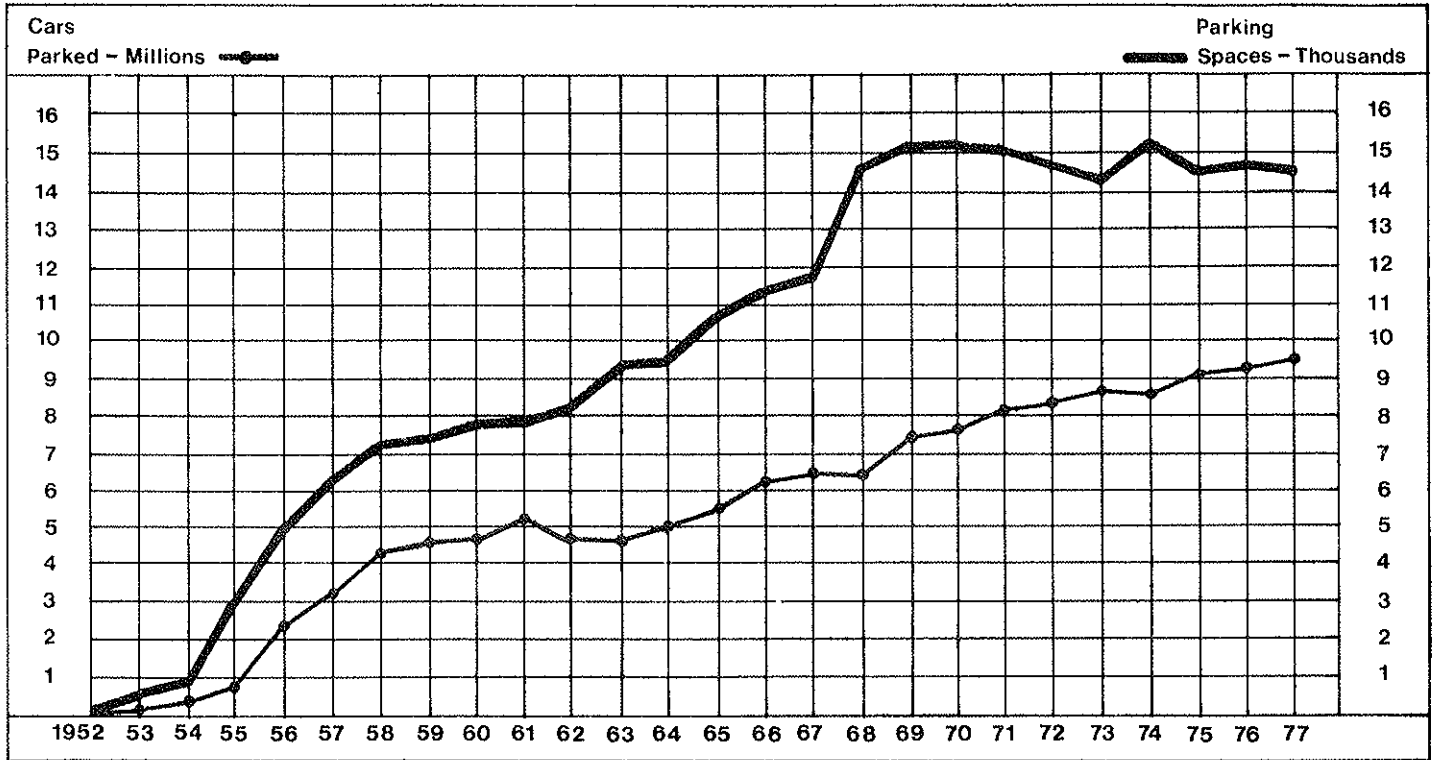
How the income dollar was spent:



How the operating dollar was spent:

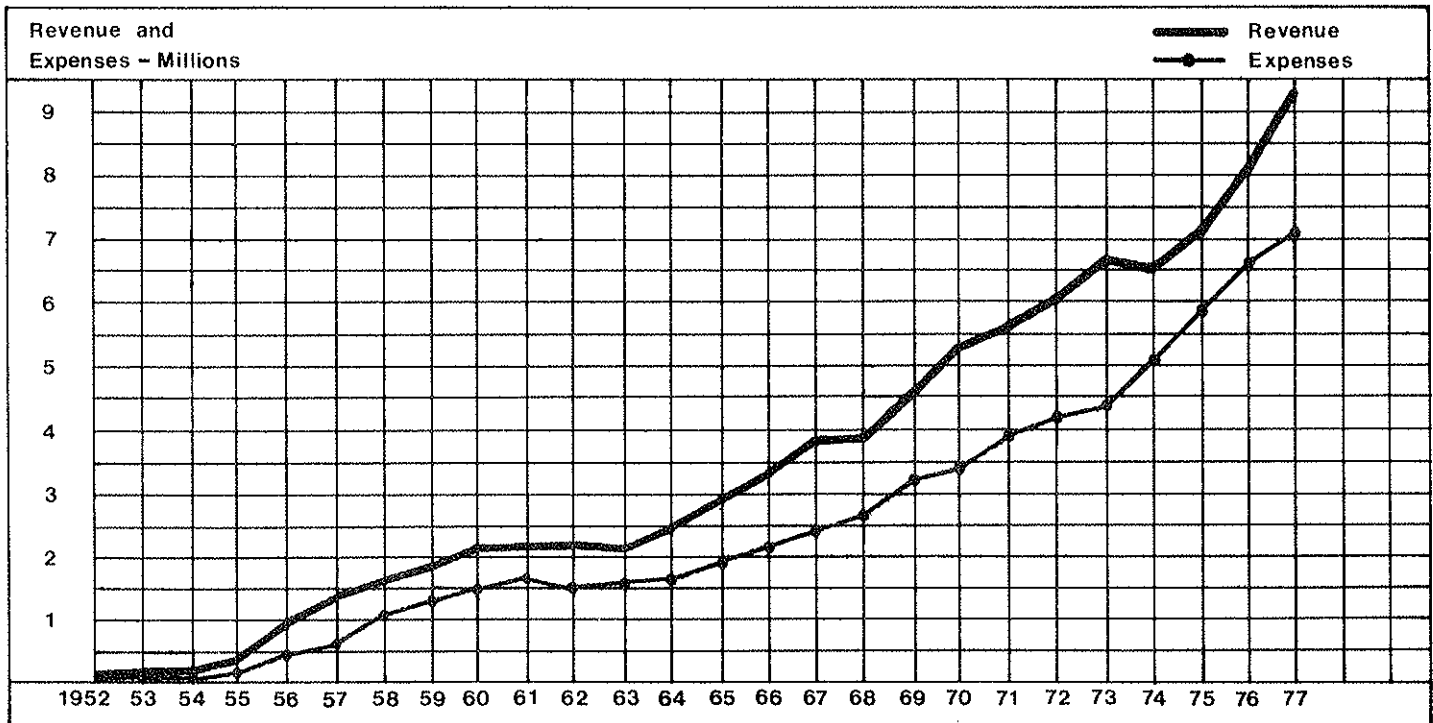


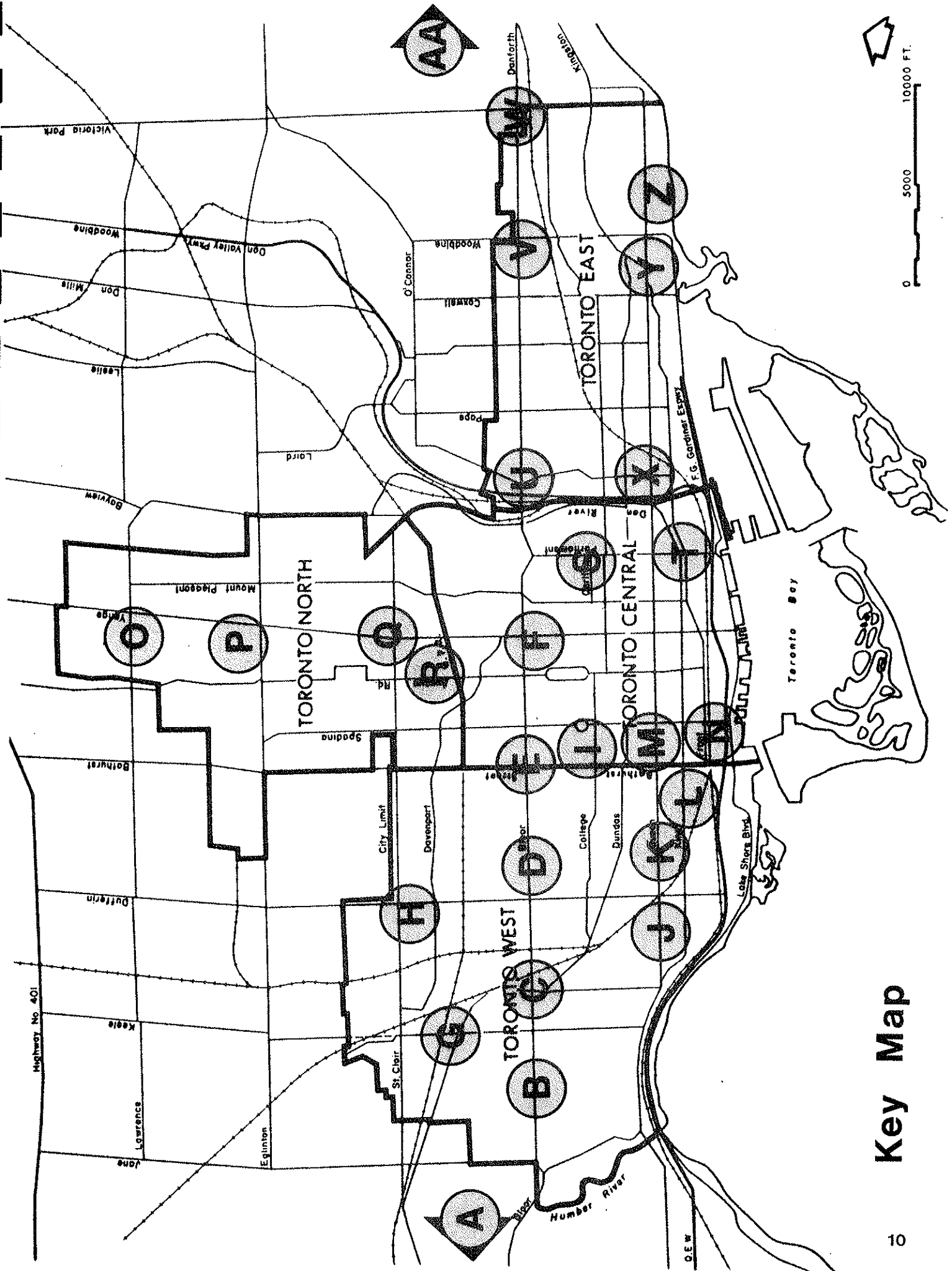
Municipal Parking Spaces and Cars Parked



(Revised)

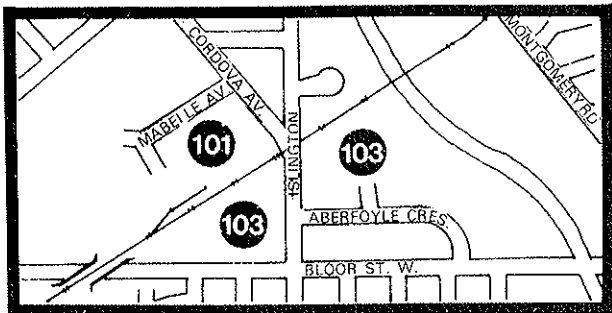
Revenue and Expenses



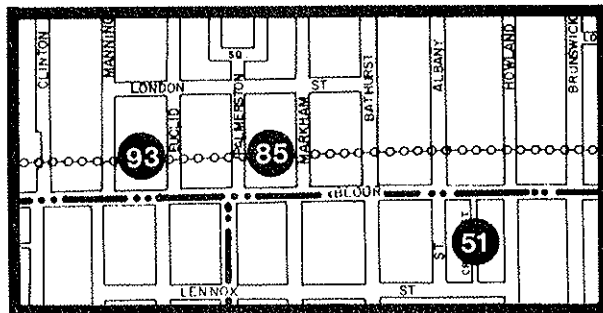


Key Map

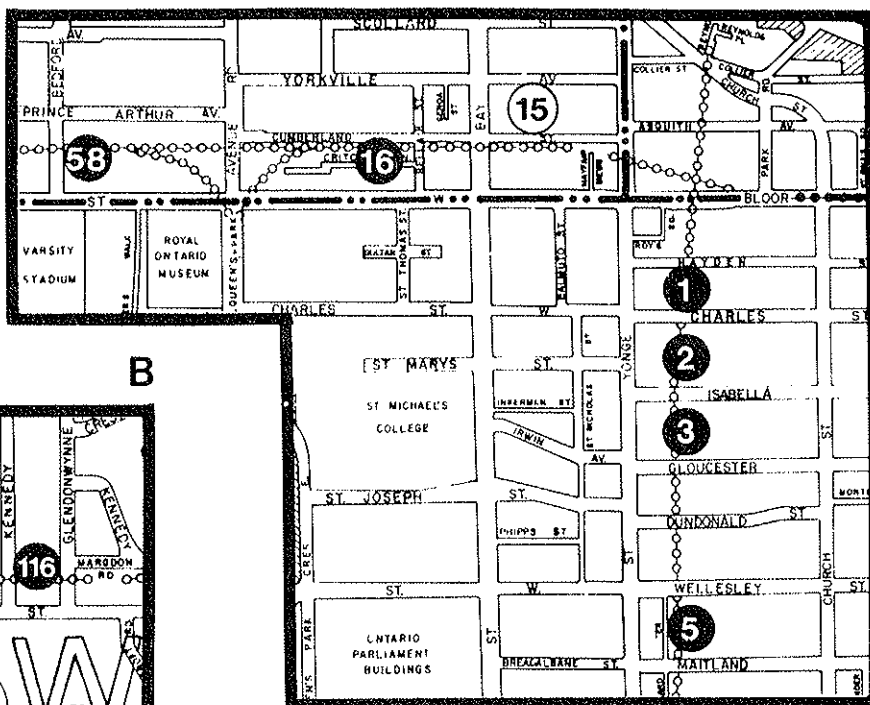
Bloor Islington A



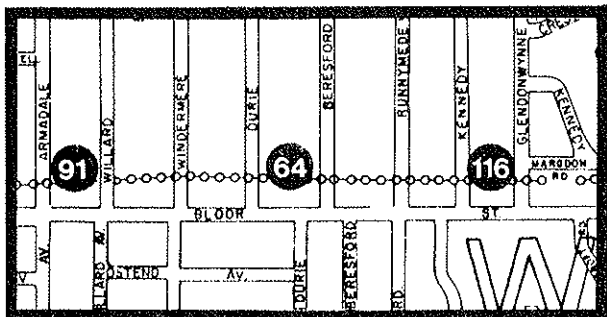
Bloor Bathurst E



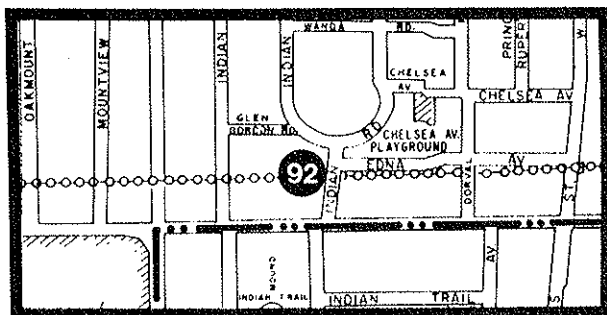
Yonge Bloor Bay F



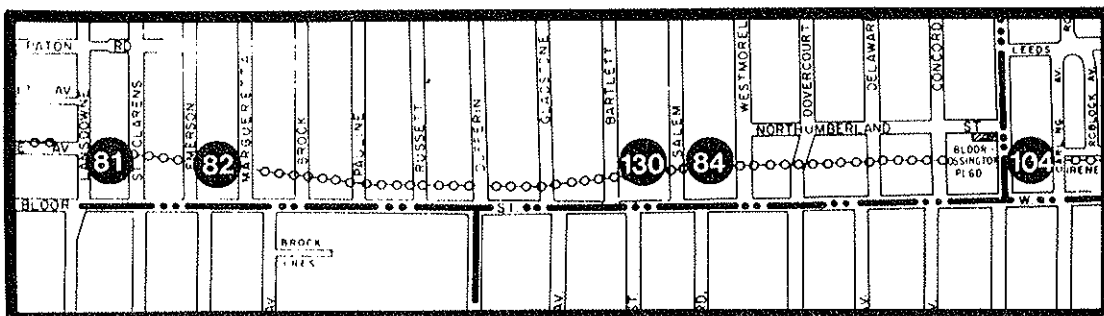
Bloor Runnymede B



Bloor Keele C



Bloor Lansdowne Ossington D

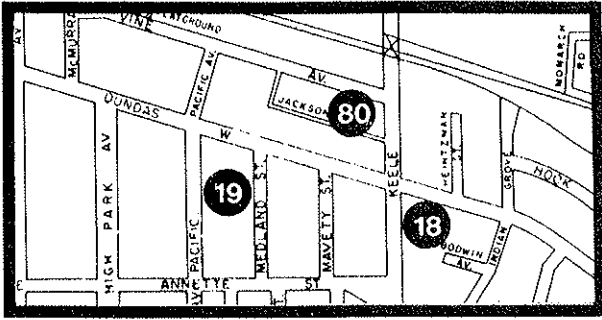


- surface parking
- parking garages
- garage under construction

City of Toronto municipal car parks

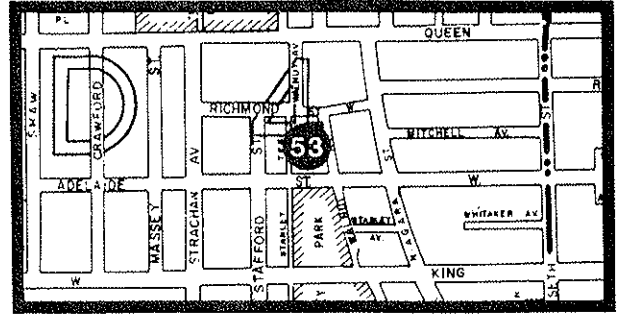
Dundas Keele

G



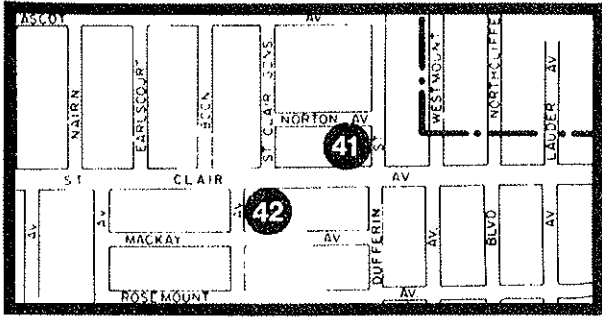
Richmond West

L



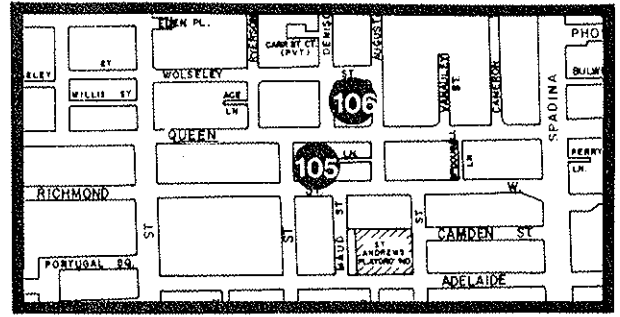
St. Clair Dufferin

H



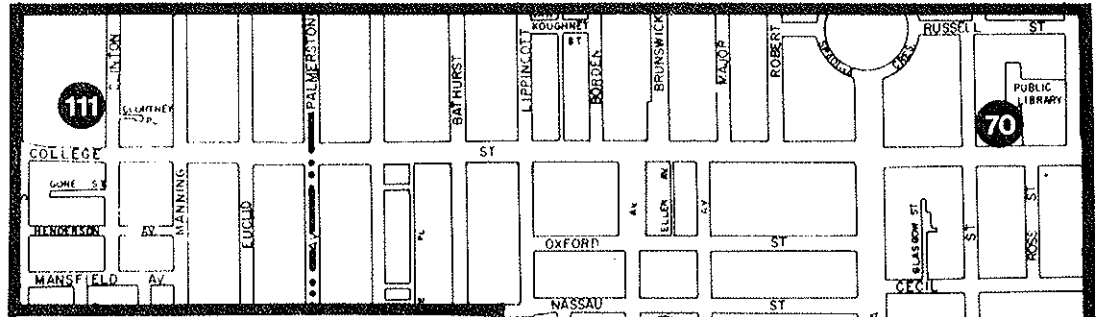
Queen Bathurst

M



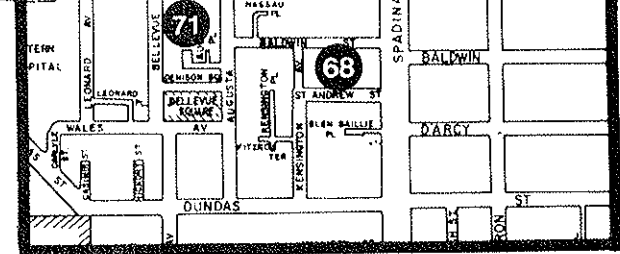
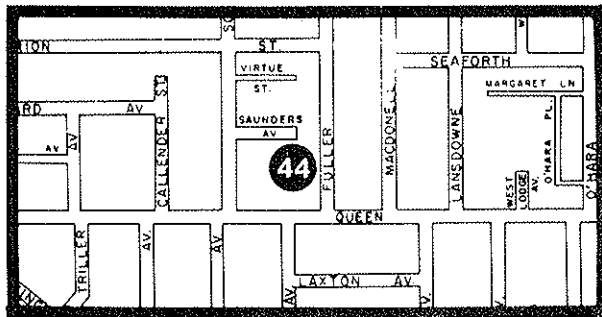
College Clinton Spadina

I



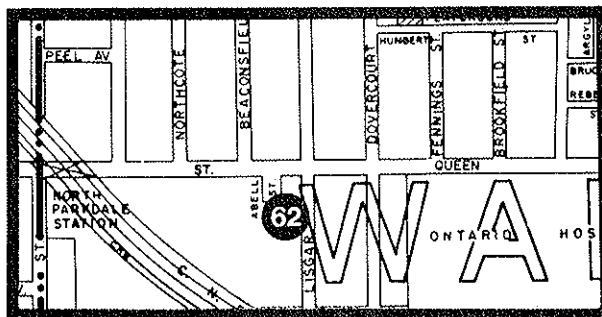
Queen Lansdowne

J



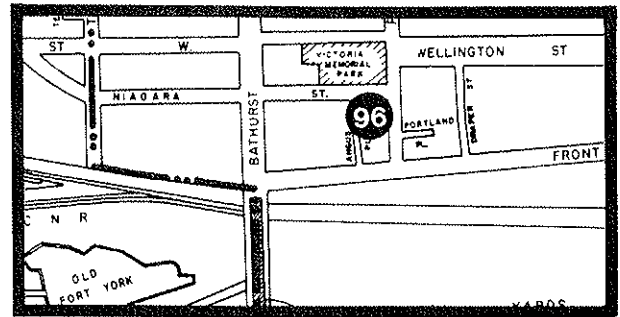
Queen Dovercourt

K



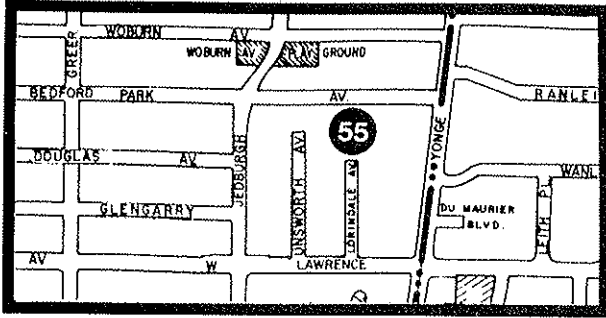
Front Niagara

N



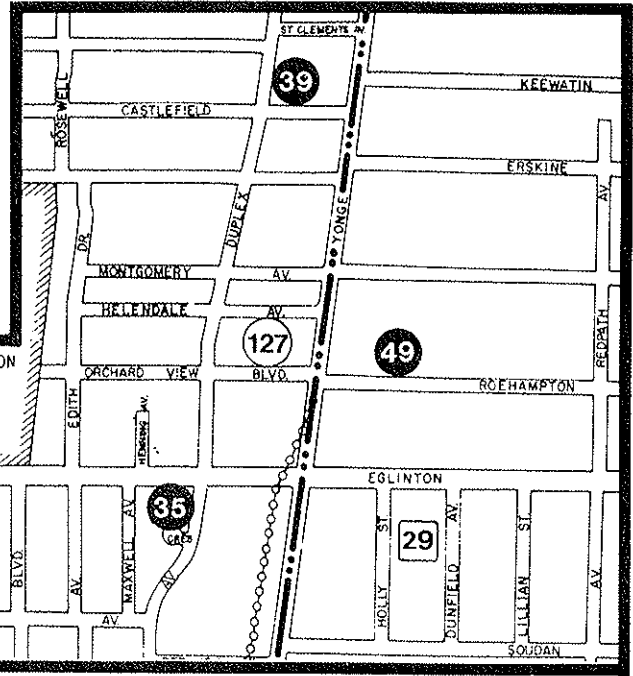
Yonge Lawrence

O



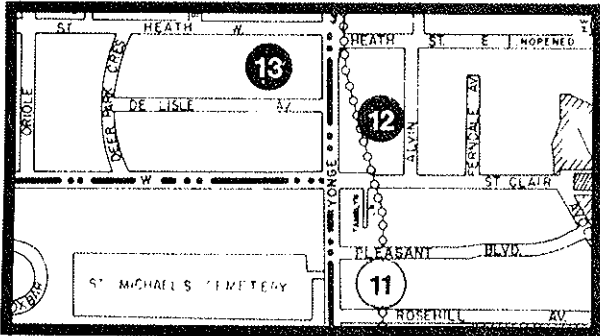
Yonge Eglinton

P



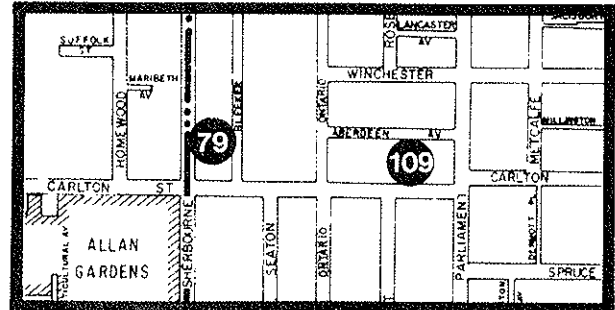
Yonge St. Clair

Q



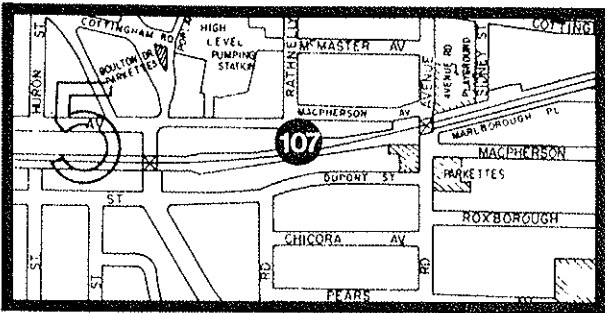
Carlton Parliament

S



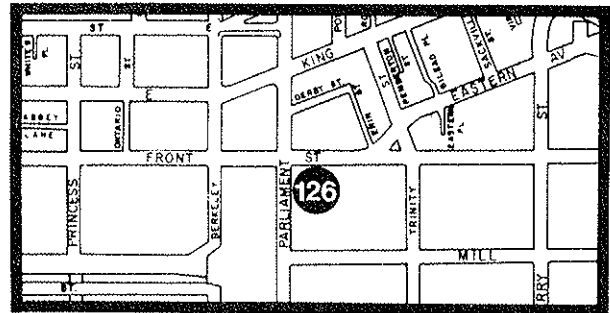
Avenue Rd. MacPherson

R



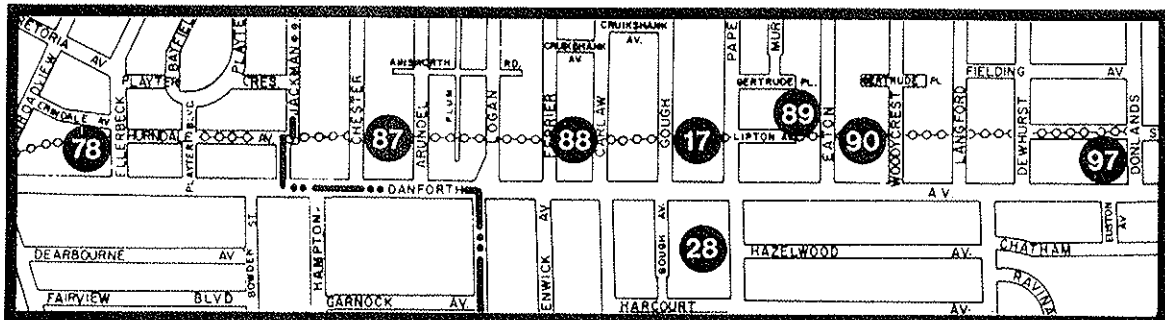
Front Parliament

T



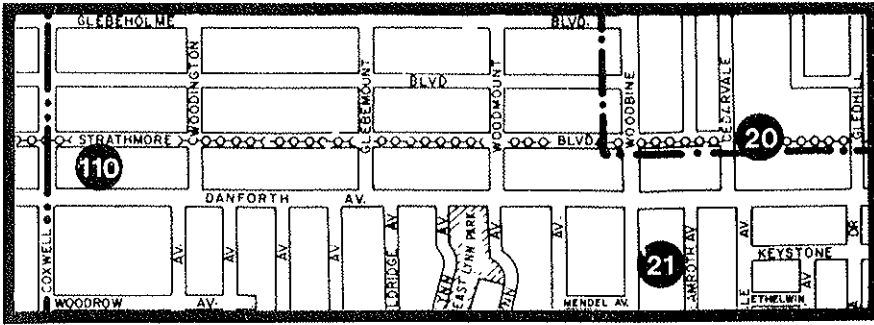
Danforth Broadview Pape

U



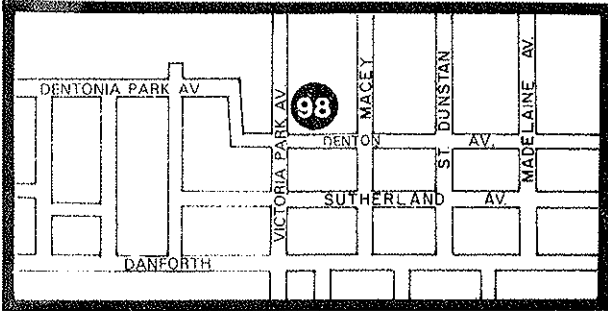
Danforth Coxwell Woodbine

V



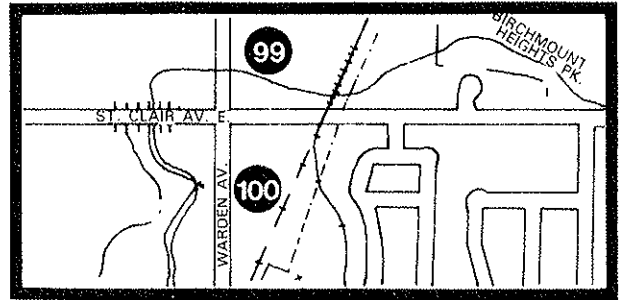
Danforth Victoria Park

W



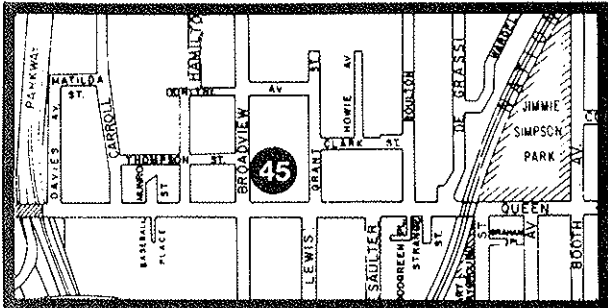
Warden St. Clair

AA



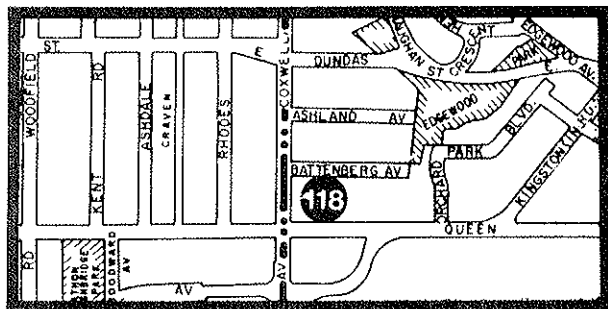
Queen Broadview

X



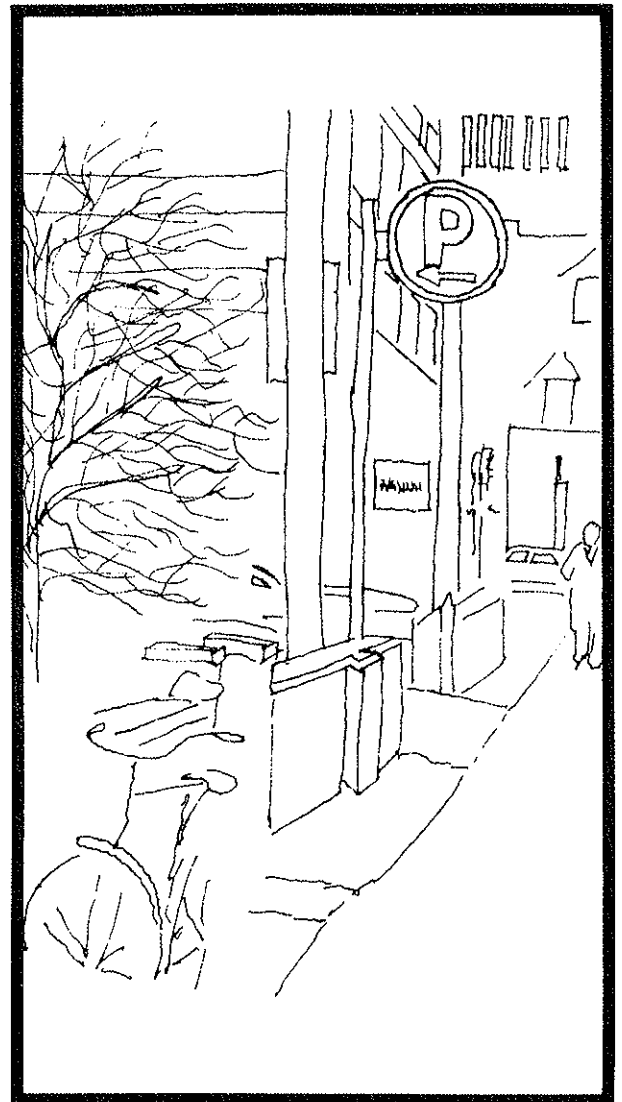
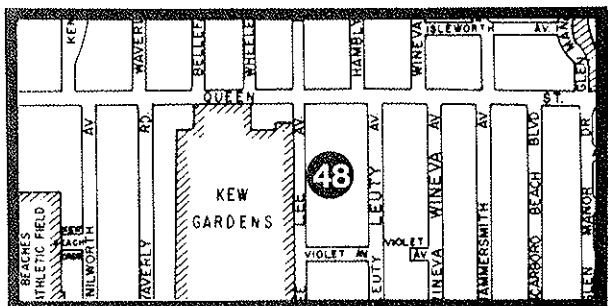
Queen Coxwell

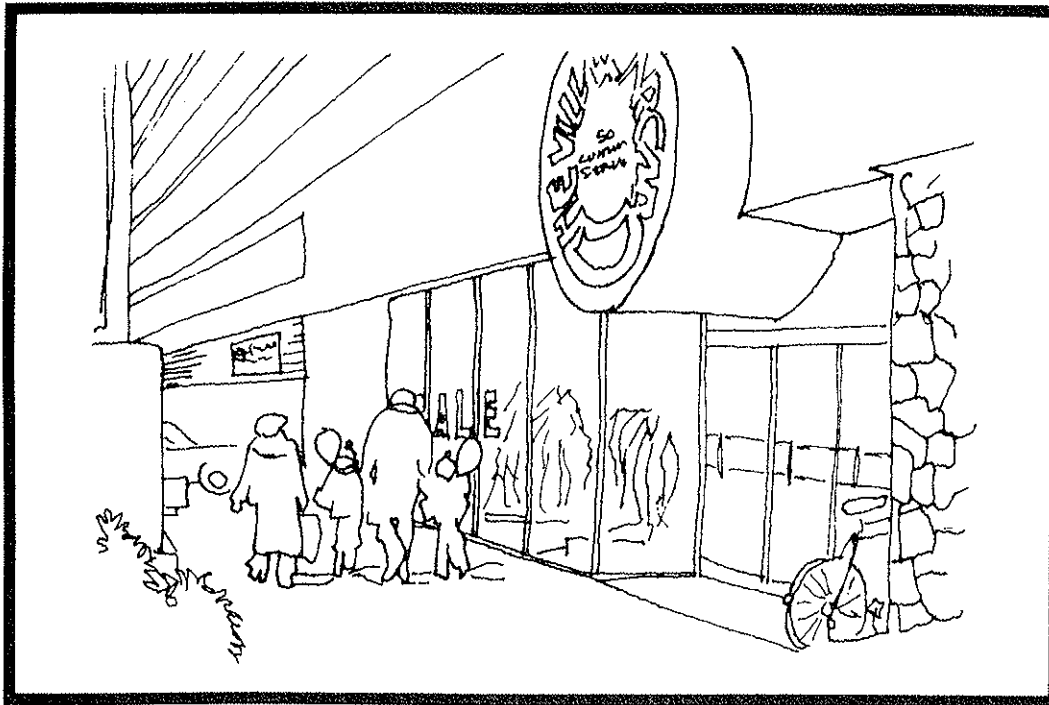
Y



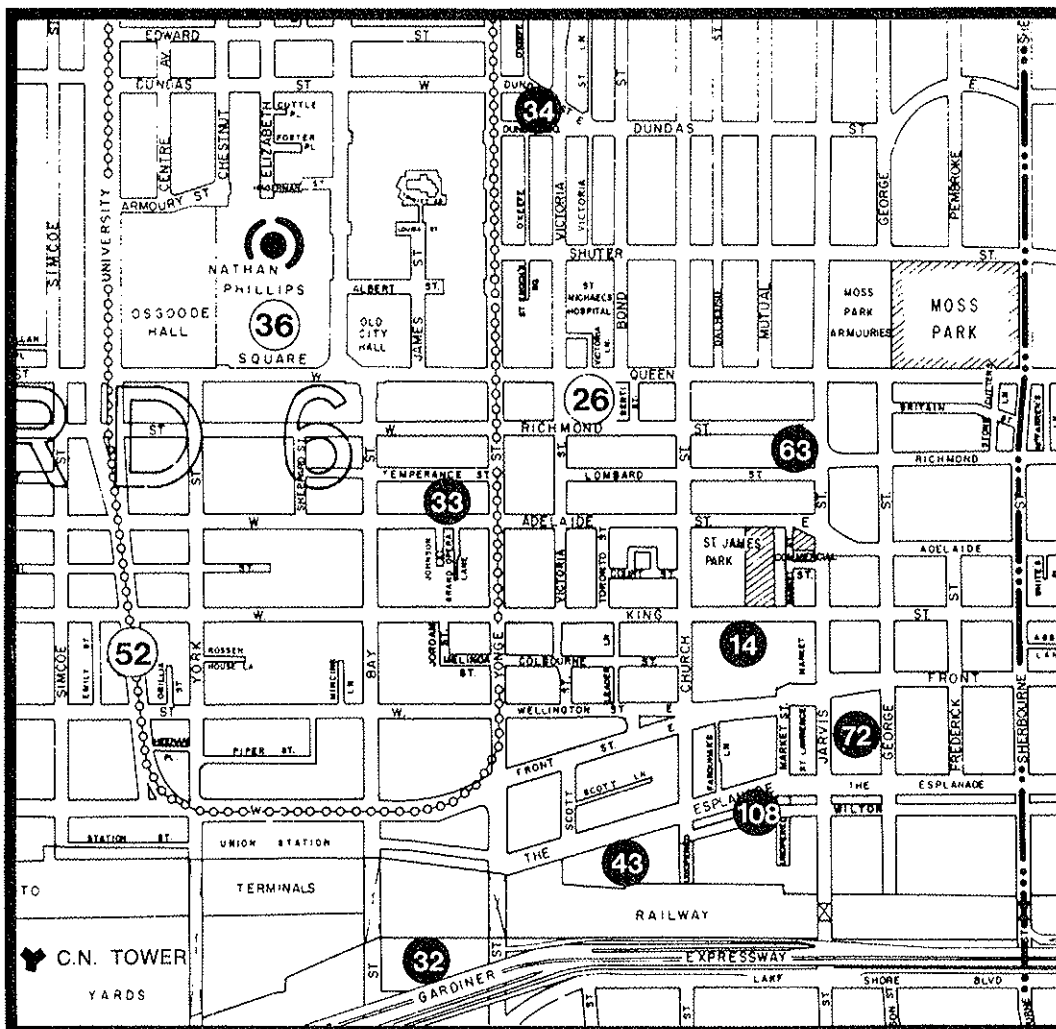
Queen Lee

Z





Downtown Toronto



Carparks, Locations, and Capacities

as at December 31, 1977



1	Hayden Street, east of Yonge	153
2	Charles Street, east of Yonge	84
3	Isabella Street, east of Yonge	119
5	Wellesley Street, east of Yonge	147
11	Rosehill - Yonge Garage	322
12	Alvin Avenue, north of St. Clair Ave. E.	174
13	Delisle Avenue, west of Yonge	162
14	King Street, east of Church	21
15	Yorkville-Cumberland Garage	1036
16	Cumberland Street, west of Bay	71
17	Pape Avenue, north of Danforth	99
18	Keele Street, south of Dundas	78
19	Pacific Avenue, south of Dundas	71
20	Cedarvale Avenue, north of Danforth	38
21	Amroth Avenue, south of Danforth	54
26	Queen - Victoria Garage	514
28	Pape Avenue, south of Danforth	77
29	Holly Street, south of Eglinton (Garage under construction)	
32	N/E corner of Bay Street and Lakeshore Boulevard West	525
33	Temperance Street, east of Bay	85
34	Dundas Square at Victoria	57
35	S/W corner Eglinton Avenue and Duplex ..	93

Carparks, Locations, and Capacities

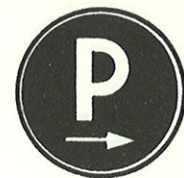
as at December 31, 1977



36	Nathan Phillips Square Underground Garage	2017
39	Castlefield Avenue, west of Yonge	164
41	Norton Avenue, west of Dufferin	64
42	Elmwood Avenue, south of St. Clair	66
43	The Esplanade, east of Yonge	568
44	Fuller Avenue, north of Queen	53
45	Broadview Avenue, north of Queen	92
47	Burnaby Boulevard, west of Castle Knock	174
48	Lee Avenue, south of Queen	73
49	Roehampton Avenue, east of Yonge	134
51	Lippincott Street, south of Bloor	145
52	University Avenue Underground Garage ..	323
53	Walnut Avenue, south of Richmond	150
55	Bedford Park Avenue, west of Yonge	45
58	Bedford Road, north of Bloor	144
62	S/E corner of Queen Street West and Abell Street	27
63	S/W corner of Jarvis Street and Richmond Street East	17
64	Durie Street, north of Bloor	155
68	St. Andrew Street, west of Spadina	117
70	Central Library, College and St. George	81
71	Bellevue Avenue, south of Nassau	101
72	George Street, south of Front	448

Carparks, Locations, and Capacities

as at December 31, 1977



78	Erindale Avenue, East of Broadview	79
79	Sherbourne Street, north of Carlton	112
80	Keele Street, north of Dundas	58
81	Lansdowne Avenue, north of Bloor	23
82	Margueretta Street, north of Bloor	55
84	Salem Avenue, north of Bloor	35
85	Palmerston Avenue, north of Bloor	48
87	Chester Avenue, north of Danforth	66
88	Ferrier Avenue, north of Danforth	52
89	Lipton Avenue, east of Pape	70
90	Eaton Avenue, north of Danforth	70
91	Armadale Avenue, north of Bloor	144
92	Indian Road, north of Bloor	253
93	Euclid Avenue, north of Bloor	43
96	Portland Street, north of Front	246
97	Strathmore Boulevard, west of Donlands.	14
98	Victoria Park Avenue, north of Denton .	256
99	N/E corner of Warden Avenue and St. Clair Avenue East	1416
100	Warden Avenue, south of St. Clair	152
101	Cordova Avenue, west of Islington	438
102	Lomond Drive, north of Aberfoyle	284
103	Bloor Street, west of Islington	555

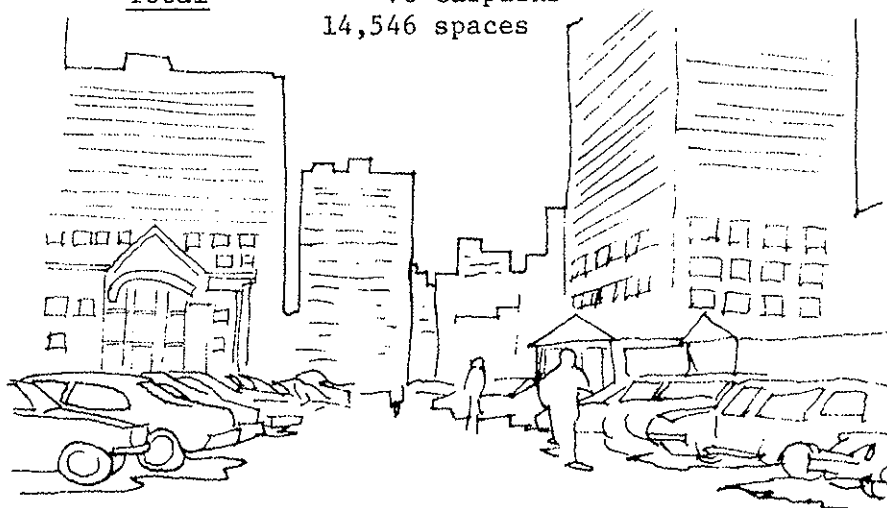
Carparks, Locations, and Capacities

as at December 31, 1977



104	Ossington Avenue, north of Bloor	36
105	N/E corner of Richmond Street West and Portland Street	45
106	Augusta Avenue, north of Queen	119
107	Macpherson Avenue, opposite Rathnelly..	40
108	Church Street, south of Esplanade	216
109	Aberdeen Avenue, west of Parliament ...	38
110	N/S Danforth Avenue, east of Coxwell ..	25
111	W/S Clinton Street, north of College ..	73
116	Kennedy Avenue and Glendonwynne	28
118	Queen Street East, east of Coxwell	26
126	S/S of Front Street, E/S of Parliament.	223
127	Orchard View Boulevard between Yonge and Duplex	32
130	Between Salem and Bartlett, north of Bloor Street West	38

Total - 78 carparks
14,546 spaces



The Parking Authority of Toronto

50 Cumberland Street, Toronto, Ont. M4W 1J5
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