



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 P.M. on Wednesday, May 4, 2005.**

### AGENDA

- A. Declarations of Conflict of Interest.
- B. Confirmation of the minutes of the April 11, 2005 meeting.
- C. Representatives of Ernst & Young will be present at 4:10 PM to present the Audited Financial Statements for calendar year 2004 (refer to Item 1.2).

*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 May 4, 2005 Agenda (vouchers 24490 – 24736).
- 1.2 Staff memorandum dated May 2, 2005 regarding the 2004 Audited Financial Statements.
- 1.3 Staff memorandum dated April 28, 2005, for information only, regarding the off-street revenue results for the first quarter of calendar year 2005.

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

- 2.1 ***Staff memorandum dated April 21, 2005 recommending that the contract for the Wayfinding Program 2005 for Carpark No. 29 at 75 Holly Street, Carpark No. 42 at 91 Via Italia and Carpark No. 43 at 2 Church Street be awarded to Bridgecon Construction Ltd. for a sum total amount of \$45,000.00 plus GST.***
- 2.2 ***Staff memorandum dated May 2, 2005 recommending that the construction contract work of Waterproofing / Asphalt Replacement on Levels A and AA for Carpark No. 11 at 21 Pleasant Boulevard be awarded to Across Canada Construction for a sum total amount of \$162,000 plus GST.***

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### **3.0 PARKING OPERATIONS**

#### **Off-Street**

3.1 Staff memorandum dated April 20, 2005 recommending approval of the following rates for implementation at new Carpark 602 located at 1503-1505 Bayview Avenue in early May 2005:

1. \$1.00 per half hour
2. \$8.00 daily maximum
3. \$4.00 night maximum

Rates are to be in effect seven days per week.

3.2 Staff memorandum dated April 22, 2005 recommending approval of the following rates for immediate implementation at new Carparks 529 and 530 located at Colonel Smith Waterfront.:

1. \$0.75 per half hour, 7:00 to 15:00 Monday to Friday
2. \$5.00 daily maximum, 7:00 to 15:00 Monday to Friday

### **5.0 IN-CAMERA**

5.1 ***Staff memorandum dated April 25, 2005 regarding invoices received.***

5.2 ***Staff memorandum dated April 28, 2005 regarding a proposed property acquisition for municipal parking purposes.***

5.3 Staff memorandum dated April 28, 2005 regarding a property disposition

### **6.0 OTHER BUSINESS**

6.1 Copies of the following articles recently appearing in local newspapers and parking industry communications:

- 1) "Toronto Celebrates Decade of Online Credit Card Processing" (April 2005 Issue, Parking Today Magazine);
- 2) "Is an Alternative Payment System a Way to 'Mint' Money?" (April 2005 Issue, Parking Today Magazine);
- 3) "That's What we Are, Aren't We – a Service Business?" (April 2005 Issue, Parking Today Magazine);
- 4) "Parking ticket payment just a click away" (Globe and Mail, April 9, 2005);
- 5) "Should city regulate postering?" (Toronto Star, April 11, 2005);
- 6) "Who's next in line to get tagged?" (Toronto Star, April 13, 2005);

- 7) "Give Green Hornets TTC passes rather than cars" (Beaches Metro News, April 19, 2005);
- 8) "Slow fix in Little Italy" (Toronto Star, April 19, 2005);
- 9) "Air Canada Centre to get a companion" (Globe and Mail, April 19, 2005);
- 10) "Tix don't stick – one in five cancelled last year" (Toronto Sun, April 21, 2005);
- 11) "City too tough on parking: Councillors" (Toronto Star, April 22, 2005);
- 12) "Parking a few inches short of a meter" (Globe and Mail, April 23, 2005); and,
- 13) "Summertime and the roadwork is easy" (Globe and Mail, April 27, 2005);

6.2 Staff memorandum dated April 26, 2005, for information only, regarding receipt of the January 2005 ABCC workshop discussion notes entitled "Strengthening our Relationship".



# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO:  
FROM: Ian Maher DATE: April 28, 2005  
SUBJECT: OFF-STREET REVENUE RESULTS – FIRST QUARTER - 2005

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MEETING DATE: May 4, 2005

RECOMMENDATION:

That this report be received for information.

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BACKGROUND:

The table summarizes the revenue results for the first quarter of 2005.

		2004 (\$000)	2005 (\$000)	Diff (\$000)	%	Budget (\$000)	Diff (\$000)	%
Jan	Att	3061	3027	(34)	(1.1)	3173	(146)	(4.6)
	Unatt	1141	1189	48	4.0	1211	(22)	(1.8)
	All	4202	4216	14	0	4384	(168)	(3.8)
Feb	Att	3281	3076	(205)	(6.7)	3290	(214)	(6.5)
	Unatt	1297	1301	4	0	1328	(27)	(2.0)
	All	4578	4377	(201)	(4.6)	4618	(241)	(5.2)
Mar	Att	3492	3281	(211)	(6.4)	3399	(118)	(3.5)
	Unatt	1437	1450	13	0.9	1423	27	1.9
	All	4929	4731	(198)	(4.2)	4822	(91)	(1.9)
YTD	Att	9834	9384	(450)	(4.8)	9862	(478)	(4.9)
	Unatt	3875	3940	65	1.7	3962	(22)	(0.6)
	All	13709	13324	(385)	(2.9)	13824	(500)	(3.6)

Overall, the first quarter results are disappointing as revenue is \$385,000 below 2004 and \$500,000 below budget. The poor result seen to be largely confined to the attended facilities. The location of the under-performing facilities may be seen on Maps 1 and 2 attached.

These results continue the trend from 2004 where the Yonge Street corridor representing the commercial core of the City is experiencing poor performance, while the retail areas (by proxy the unattended lots) are meeting expectations. The one exception, as indicated on Map 2, is the performance of Danforth-Greektown, which has disappointing results for 2005. This is a worrisome development.

Of particular concern among the core commercial facilities is Carpark 58, 9 Bedford Road. Revenue at this lot has declined nearly 20% on a year over year basis. The decline has been experienced over all user segments (i.e. short stay, long stay, evening). This lot was expected to experience higher usage due to the continued recovery of the Toronto Tourist industry following SARS. The Intercontinental Hotel parking charges, which we bill, have increased slightly between 2004 and 2005.

Information obtained from other private and institutional parking operators indicate that the decline in parking activity is a widespread phenomena. One private parking operator indicated declines are between 25% and 40% in the Yonge corridor facilities.

This suggests a shift in mode choice may be part of the explanation from the lower than expected results for 2005. This mode shift has likely resulted from a combination of two factors: the TTC ridership growth strategy and the large increase in fuel prices.

In fact, preliminary reports from the TTC and GO Transit indicate that transit use has increased somewhat in comparison to 2004. The percent change in use for TTC and TPA by month is indicated in the following table.

	TTC	TPA
	% Change	% Change
Jan	3.8	0
Feb	2.5	(4.6)
March	1.8	(4.2)

The 2005 TPA results to date also reflect two other factors:

- February 2004 was during a leap year. Therefore, there is an additional revenue day in the 2004 data to the end of March. There were in fact 65 weekdays in the first quarter of 2004 vs 2005 with 64. There were 13 Saturdays and Sundays in both years. One additional revenue weekday has a value of approximately \$180,000 in carpark revenue.
- Of the 64 weekdays in 2005, two were full statutory holidays (New Year's day, Good Friday) and one was a partial statutory holiday (Easter Monday). In 2004, there was only New Year's day as a statutory holiday in the first quarter. Therefore, there were 2 full and one partial additional weekday. This would cause a revenue adjustment in 2005 vs 2004 of about \$500,000 other things being equal.

These factors were included in preparing the budget estimates.

The other possible explanation for the decline in parking usage would be a general decline in travel activity. Such a decline would normally be associated with an economic downturn. At this time, no such downturn is indicated in official statistics.

Ian Maher



# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5000-154  
FROM: Amir Nathoo DATE: April 21, 2005  
SUBJECT: **Painted Graphics and Wayfinding Program 2005  
Award of Contract**

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MEETING DATE: May 4, 2005

RECOMMENDATION:

To award the contract for the Painted Graphic and Wayfinding Program 2005 for Carpark No 29 at 75 Holly Street, Carpark No. 42 at 91 Via Italia, and Carpark No. 43 at 2 Church Street to Bridgecon Construction Ltd. for the amount of \$41,875.00 plus \$3,125.00 as contingency allowance, being the sum total amount of \$45,000 plus G.S.T.

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BACKGROUND:

1. **Carpark No. 29** is located at 75 Holly Street, south of Eglinton Avenue East. The garage has one sub-level and four levels above-grade. A CityHome Housing complex is situated above the garage. Access is from Holly Street and Dunfield Avenue to the east.

**Carpark No. 42** is located at 91 Via Italia, south of St. Clair Avenue West in the Corso Italia neighbourhood. The garage has two levels below-grade and two levels above.

**Carpark No. 43** is located at 2 Church Street, south of The Esplanade. The garage was built in two phases over a number of years with Phase C-1 (west) being five levels above-grade, and a CityHome development above. Phase C-2 (east) opened approximately ten years later. It has six levels above-grade. The entire garage is situated between Market Street on the east and Yonge Street to the west.

2. The summary of scope of work generally includes:

CP #	Summary of Scope of Work
29	Repairing existing graphic murals on concrete walls.
42	Repairing existing graphic murals on concrete walls, including for stairs.
43	To provide new wayfinding graphics / signage on all levels of CP 43 Phase C-1 and C-2. Option A has been selected, which requires painting on existing prepared concrete surface.

3. Six (6) Contractors were invited to submit their tenders. Five tenders were received and are listed below in the ascending order without the G.S.T.

No.	Contractors	Tender No. 1	Tender No. 2
.1	Bridgecon Construction Ltd. (BCL)	\$41,875	\$53,510
.2	Langstaff Restoration Ltd. (LRL)	\$47,480	\$54,640
.3	Across Canada Construction (ACC)	\$48,554	\$68,423
.4	Duron Ontario Ltd. (DOL)	\$50,628	\$55,640
.5	Can Mar Contracting Ltd. (CCL)	\$59,530	\$67,585

4. 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 Bridgecon Construction (BCL) is the low bidder for both Tenders. We have selected the preferred Option A for comparison.
- .2 Assuming the low bidder BCL's tender is 100%, the next bidder LRL's tender is 13.4% higher or a difference of \$5,605.
- .3 The highest bidder CCL's tender is 42.2% higher compared to the low bidder BCL or a difference of \$17,655.

5. Bridgecon Construction Ltd.'s unit prices are reasonable, and has previously provided similar wayfinding and graphic work to TPA, and we were satisfied with their work. We recommend that the above tender be awarded to Bridgecon Construction Ltd.

6. Project Amount Details

Carpark No.	Amount Budgeted	Tendered Amount
29	\$10,000	\$7,500
42	\$10,000	\$12,000
43	<u>\$25,000</u>	<u>\$22,375</u>
<b>Total</b>	<b>\$45,000</b>	<b>\$41,875</b>

### FINANCIAL BACKGROUND

Funds available under Maintenance Budget		\$45,000
Construction Cost		
BCL's Tender	\$41,875	
Contingency Allowance	<u>\$3,125</u>	
Sub-total	\$45,000	<u>(\$45,000)</u>
Additional Funds Required		<b>\$0.00</b>



# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5011-47  
FROM: Armir Nathoo DATE: May 2, 2005  
SUBJECT: **Carpark No. 11 – 21 Pleasant Boulevard  
Waterproofing / Asphalt Replacement Levels A and AA  
Award of the Contract**

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MEETING DATE: May 4, 2005

RECOMMENDATION:

1. **To award the construction contract work of Waterproofing / Asphalt Replacement Levels A and AA for Carpark No. 11 located at 21 Pleasant Boulevard to Across Canada Construction for the amount of \$147,900 plus \$14,100 as contingency allowance being the sum total amount of \$162,000 plus GST.**
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BACKGROUND:

1. Carpark No. 11 is located at 21 Pleasant Boulevard (Yonge and St. Clair nearest major intersection). The carpark has 6-1/2 parking levels and is located over the TTC subway. In other words, the garage ground floor suspended slab forms the roof slab for the subway tunnel.
2. In the year 2004, all the mechanical work on the underside of Level A and Level AA of the carpark were replaced, including concrete restoration work under Board Minute No. 04-089, dated June 9, 2004.
3. The above work was complete in March 2005. During the repair work, the wetness of the slab on the underside in some areas was evident, including leaks at construction joints and some cracks. This raised concern that the existing waterproofing membrane was no longer effective or had served its useful life. It is therefore proposed to strip the existing asphalt and waterproofing membrane on Level A and Level AA (street level) and to provide new waterproofing membrane and asphalt work.
4. Three (3) waterproofing / asphalt contractors were invited. Tenders received are listed below in the ascending order without the GST.

1. Across Canada Construction (ACC)	\$147,900.
2. Duron Ontario Limited (DOL)	\$168,175.
3. Multiseal Inc. (MUI)	\$178,250.

5. 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 ACC's tender to be 100%, the next bidder DOL's tender is 13.7% higher or a difference of \$20,275.

.2 The highest bidder MUI's tender is 20.5% higher or a difference of \$30,350.

6. ACC carried out the mechanical and concrete work under previous contract. ACC is familiar with TPA's requirements. Their prices are reasonable and we were satisfied with their work.

7. We recommend that the tender of Across Canada Construction be accepted.

**FINANCIAL BACKGROUND**

1.	Funds available under Capital Budget		\$1,378,000	
2.	Mechanical work completed			
	Provisional amount for work by TTC	\$50,000		
	Mechanical work completed	<u>\$1,219,606.68</u>		
		\$1,269,606.68	(\$1,269,606.68)	
<b>3.</b>	<b>Waterproofing / Asphalt Replacement</b>			
	<b>ACC's Tender</b>	<b>\$147,900</b>		
	<b>Contingency Allowance</b>	<b><u>\$14,100</u></b>		
		<b>\$162,000</b>	<b><u>(\$162,000)</u></b>	
4.	Additional funds required			<b><u><u>\$53,606.68</u></u></b>

Please note that the overall Capital Budget will not be exceeded as the replacement of exhaust fans for Carpark No. 36 and No. 52 project was completed under budget or has a surplus of \$234,820.59.

AN/ae



# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 4060-01  
FROM: G.C. Daigle DATE: May 2, 2005  
SUBJECT: **2004 AUDITED FINANCIAL STATEMENTS**

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MEETING DATE: May 4, 2005

RECOMMENDATION:

That the Board receive the attached audited financial statements and, subject to a discussion of the presentation of the \$2 million return of retained earnings to the City of Toronto, approve the financial statements. That the Board also receive for discussion the report entitled "Audit Results – Year Ended December 31, 2004" as prepared by Ernst & Young for the Board of Directors.

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BACKGROUND:

The issue requiring discussion concerns the presentation of a \$2 million contribution the TPA made to the City early in 2004 as a result of a decision made in 2003. After preparing a 5-year cash flow analysis during 2004 capital budget preparation it was determined that we had excess funds compared to the 5-year capital program funding needs. As we have done in a number of other years we returned the excess on a present value basis. The amount is not related to 2004 net income or to net income of any other year. The audited financial statements includes this amount as a reduction in arriving at net income while management feels the more meaningful presentation is to show the \$2 million distribution as a reduction to equity.

By including it in current year net income management feels the presentation is less meaningful and does not fully reflect the substance of what occurred. Current year net income is reduced by an amount unrelated to the actual activity or any event which occurred during the 2004 – this is in contrast to the City's 75% share of the other revenue and expense items. Except for the fact that the TPA does not have share capital the distribution is no different in nature than a dividend. In 1998 and 1999 there were similar, although more significant, transfers of \$16.1 and \$14 million respectively which were each treated as reductions to equity rather than to net income.

*Upon approval of the audited financial statements please ensure that the signature of the Chair and President are made at the foot of the balance sheet. Although these signatures have not been required for a number of years the TPA has continued this practice.*





# BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5529-00/5530-00  
FROM: Ian Maher DATE: April 22, 2005  
SUBJECT: **RATES AT CARPARK 529 and CARPARK 530 (Powerhouse Commuter Parking Lot)**

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MEETING DATE:

May 4, 2005

RECOMMENDATION:

**It is recommended that the Toronto Parking Authority (TPA) approve the following rates for implementation at Carpark 529 and 530 located at 65 Colonel Smith Waterfront. This is a new carpark opening immediately.**

- 1. \$0.75 per half hour, 7:00 to 15:00 Monday to Friday**
  - 2. \$5.00 daily maximum, 7:00 to 15:00 Monday to Friday**
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BACKGROUND:

At the request of the Parks Department, the Toronto Parking Authority (TPA) will be operating 2 commuter parking lots at the Powerhouse site. The subject lots are located at 65 Colonel Smith Waterfront in the Kipling and Lakeshore area, Carpark 529 is directly adjacent to the powerhouse and Carpark 530 is just south of the subject building, each carpark contains 200 and 60 spaces, respectively.

With the expansion of the Lakeshore Humber College Campus and paid parking at all Humber College parking facilities, usage at both powerhouse parking lots have increased because there is no payment system in place. The TPA is proposing to install an operating system where paid parking is available from 7:00am to 3:00pm on Monday through to Friday. It will not operate between July 1<sup>st</sup> and Labour Day.

Ian Maher  
RK/IM:rk

Cc Gwyn Thomas  
Sam Roussos  
Greg Parks  
Customer Service



# BOARD MEMORANDUM

TO: Board of Directors FILE NO: 2130-01  
FROM: Maurice J. Anderson DATE: April 26, 2005  
SUBJECT: THE ABCC WORKSHOP – “STRENGTHENING OUR RELATIONSHIP”  
JANUARY 2005

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**MEETING DATE: Wednesday, May 4, 2005**

**RECOMMENDATION:**

**That this report be received for information only.**

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Attached is a copy of the workshop discussion summary and Participant Guide (or minutes of meeting) that Board Chair George K. Soulis and I attended back in January of this year.

I am circulating this to our Board for information only. Please note in the City Manager's letter that accompanied the Guide, that staff from the City Manager's Office will be making arrangements to attend an upcoming meeting of our Board.

MJA:tt

Attach.

File: d:\files\Board Reports\2005\mja(rec)\abcc workshop