



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 P.M. on Monday, June 20, 2005.**

AGENDA

- A. Declarations of Conflict of Interest.
- B. Confirmation of the minutes of the June 1, 2005 meeting.

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 June 20, 2005 Agenda (vouchers 25117 – 25407).
- 1.2 Staff memorandum dated June 16, 2005, for information only, regarding the off-street revenue results to May, 2005.

5.0 IN-CAMERA

- 5.1 ***Staff memorandum dated June 9, 2005 regarding a Request for Proposals.***
- 5.2 Staff memorandum dated June 13, 2005 regarding a Policy Amendment.
- 5.3 ***Staff memorandum dated June 6, 2005 regarding an invoice received.***
- 5.4 Staff memorandum dated June 13, 2005 regarding a Lease Extension/ Amendment Agreement.

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6.0 **OTHER BUSINESS**

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

- 1) "Fix Doors at Dundas Station" (Metro, June 16, 2005);
- 2) "No meter money? Use your Cellphone" (Miami Herald, June 15, 2005);
- 3) "One City, one transit card by 2007" (Toronto Star, June 14, 2005);
- 4) "Urban park to take root on top of parking garage" (Toronto Star, June 11, 2005);
- 5) "City Hall must set the example" (Toronto Sun, June 2, 2005);
and,
- 6) "Bedford Development Raises Local Tempers" (Town Crier, May 31, 2005).



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 4096-30
 FROM: Ian Maher DATE: June 16, 2005
 SUBJECT: OFF-STREET REVENUE RESULTS – Year-to-Date May 2005

MEETING DATE: June 20, 2005

RECOMMENDATION:

That this report be received for information.

BACKGROUND:

The table summarizes the revenue results for the first five months 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)
Apr	Att	3286	3362	76	2.3	3512	(150)	(4.5)
	Unatt	1425	1494	69	4.8	1544	(50)	(3.4)
	All	4711	4856	145	3.1	5056	(200)	(4.1)
May	Att	3201	3289	88	2.7	2355	(66)	(2.0)
	Unatt	1433	1548	115	8.0	1526	22	1.4
	All	4634	7837	203	4.4	4881	(44)	(0.9)
YTD	Att	16321	16035	(286)	(1.8)	16729	(694)	(4.2)
	Unatt	6733	6982	249	3.6	7032	(50)	(0.7)
	All	23054	23017	(37)	(0.2)	23761	(744)	(3.2)

Overall, the May 2005 revenue exceed the results for May 2004 by \$203,000 and under performed budgeted results by \$44,000. Approximately half of the increase was achieved in the attended facilities. These results were heavily affected by a one-time payment of \$94,000 in arrears rent at Carpark 32.

The following table indicates the results separated by the performance of the Core/Yonge Corridor carparks versus the neighbourhood carparks. As may be seen, the performance has diverged between the groups with the core lots having 2005 revenue below 2004 while the neighbourhood lots have substantially exceeded 2004 revenues. This divergence was anticipated in the budget, but the magnitude of the variance was underestimated.

TABLE 1

	Revenues (January to May) (\$000)			2005 Budget	Variance (\$000)	
	2003	2004	2005		Vs. 2004	Vs. Budget
Core/Yonge Corridor	15,479	16,023	15,776	16,396	(247)	(620)
Neighbourhood Facilities	6,389	7,033	7,235	7,365	202	(130)
TOTAL	21,868	23,056	23,011	23,761	(44)	(750)

The Core/Yonge Corridor lots are examined separately in the following table:

TABLE 2

	2003 (\$000)	2004 (\$000)	2005 (\$000)	2005 Budget (\$000)	Variance (\$000)	
					Vs. 2004	Vs. Budget
North York	579	565	558	583	(7)	(25)
Yonge/Eglinton	1,397	1,338	1,316	1,346	(22)	(30)
Yonge/St. Clair	1,815	1,942	1,805	1,999	(137)	(194)
Yonge/Bloor	3,739	3,955	3,618	4,155	(337)	(537)
Core	5,117	5,477	5,797	5,637	320	160
South Periphery	2,832	2,746	2,683	2,616	(63)	7

In five of the six subsections, the 2005 revenue is below the 2004 revenues with only the Core higher. The most serious declines have been at Yonge/Bloor and at Yonge/St. Clair.

The Yonge/Bloor lots are examined separately below:

Carpark	2003	2004	2005	Budget	Variance	
					2004	Budget
1	639	692	644	734	(48)	(90)
5	308	337	321	355	(16)	(34)
15	1,463	1,478	1,398	1,527	(80)	(129)
58	739	823	675	901	(148)	(226)
215	589	626	580	637	(46)	(57)

All of the facilities have revenues below the level in 2004 which suggests that there is at least some component of the decline which is structural to the area. With regard to individual carparks the following local considerations apply:

➤ **Carpark 15**

Construction activity on Yorkville Avenue has limited access and is probably affecting casual usage. The construction of a Four Seasons Hotel on the lands on the north side of Yorkville Avenue has been announced. This will have a positive impact over the long term.

➤ **Carpark 58**

The drastic underperformance of this carpark is probably related to the ROM redevelopment. The ROM has indicated that its' activity level has declined 40% from last year. Once the redevelopment is complete, and the Varsity lands are in use, it is expected that this facility will show improved results.

➤ **Carpark 215**

An unanticipated loss of 20% of the spaces has led to the underperformance of this facility.

The Yonge/St. Clair area continues to underperform. There is little reason for optimism in this area given the pending office vacancies in this area.