

Potential Cost Sharing for the Development of an Underground Parking Garage for the New Bessarion Community Centre

Date:	September 2, 2015
To:	Executive Committee
From:	General Manager, Parks, Forestry and Recreation City Librarian, Toronto Public Library
Wards:	Ward 24 - Willowdale
Reference Number:	P:\2015\Cluster A\PFR\EX08-092115\AFS#20964

SUMMARY

This report responds to the City Council request that the General Manager, Parks, Forestry and Recreation along with the City Librarian report back to Council as a part of the 2015 budget process on a cost sharing arrangement for the development of an underground parking facility for the new Bessarion Community Centre. As a part of this cost sharing arrangement, Parks, Forestry and Recreation and the Toronto Parking Authority have worked together to determine an initial capital investment in exchange for a long term operating agreement for the underground parking garage as well as any pay-and-display street parking that may be available.

FINANCIAL IMPACT

There is no financial impact arising from the recommendations in this report.

The total cost of the underground parking garage is estimated to be \$15,286,255. The Toronto Parking Authority could potentially contribute \$4,000,000 to the addition of a parking garage in exchange for a long term operating agreement. Parks, Forestry and Recreation has identified eligible funding of \$9,254,729. Efforts to fund the balance of \$2,031,526 for spaces allocated to the Toronto Public Library are continuing.

The addition of an underground parking garage to the Bessarion Community Centre project is subject to review and approval through the 2016 Budget process. The project cannot proceed until all funding sources have been confirmed.

The Deputy City Manager/Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on January 29 and 30, 2014, City Council approved the 2014 Capital Budget for Parks, Forestry and Recreation and directed the General Manager of Parks, Forestry and Recreation, to report back through the 2015 budget process on a cost sharing mechanism for the underground parking facility for the new Bessarion Community Centre:

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=7848>

ISSUE BACKGROUND

As part of the Parks, Forestry and Recreation 2014 Approved Capital Budget, Council approved the allocation of \$33.0 million toward the design and build of the new Bessarion Community Centre. City Council also approved a \$0.300 million contribution as part of the Toronto Public Library 2014 Approved Capital Budget to fund a library within the community centre. The capital delivery of the community centre project, including the Library, is being managed by Parks, Forestry and Recreation.

The original project costs included in the 2014 Approved Capital Budget for the Bessarion community centre was estimated without a parking component. The community centre site is a tight, urban site, immediately adjacent to the existing Bessarion subway station entrance, and within walking distance of a large new residential redevelopment which will ultimately add an estimated 4,000 residential units to the area, housing an estimated 10,000 additional residents, which would suggest that a large segment of community centre users would either walk or take the subway to the new community centre. As well, because the small, narrow site will be covered by the footprint of the proposed building, any parking provided would have to be provided in an underground parking garage beneath the community centre (rather than surface parking) if it was to be provided on site. With one (partial) exception, none of Parks, Forestry and Recreation's community centres have underground parking.

Perhaps for these reasons, City Planning's Zoning By-law No. 959-2013 (site specific zoning by-law) eliminated all parking and loading requirements for the community centre. Parks, Forestry and Recreation did not include the substantial cost of an underground parking garage in the original budget for the community centre, although Parks, Forestry and Recreation did include the underground garage design as an option in the architectural Request for Proposal, to be explored if necessary.

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Other possibilities for parking included the possibility of providing an underground parking garage on Blocks 18 and 19 beneath the new park that Concord-Adex was to build across the street from the community centre, or providing parking on Block 20 immediately to the south of the community centre site if the school boards did not exercise their options to acquire Block 20 for school purposes.

Once design commenced in early 2014 the Ward Councillor was very concerned that despite the site's rapidly urbanizing location and subway access that the facility should still provide parking for car-dependent users, given the amount of parking demand observable at the nearby YMCA community centre near Bayview and Sheppard. In discussions with Transportation staff and the Ward Councillor, Parks, Forestry and Recreation undertook to do a parking needs assessment to determine the amount of parking that should be provided for the facility, which would be submitted to City Planning in support of the community centre's Site Plan Control application.

The parking need study, based on the parking surveys completed, recommended a target parking supply for the site of 200 parking spaces. The size of the parking garage is intended to meet the parking needs of Parks, Forestry and Recreation (Community Recreation and Aquatics programs) as well as the Toronto Public Library (co-located within the community centre).

Senior Toronto Public Library (TPL) staff have been to several meetings with City staff regarding the community centre project and parking requirements. TPL does not provide customer parking as a general rule in library branches. Parking was not included in the budget for this project as a need for library parking was not identified.

Ancillary to the Community Centre, there is a potential for an underground parking garage consisting of approximately 200 spaces. There is currently no funding in either Parks, Forestry and Recreation's or the Toronto Public Library's 2015 Council approved Capital Budgets for the parking garage.

Parks, Forestry and Recreation have been in discussions with the Toronto Parking Authority to determine to what extent they could help provide the additional funding required to fully finance the Project. An initial up front capital investment of no more than \$4.0 million was determined by TPA for the project.

Currently the estimated budget for the construction of the Community Centre is \$73.4 million (rounded) of which the Project makes up an estimated \$15.3 million (rounded). Based on the anticipated construction completion date of 2020 for the Project, the TPA has determined that they would require at least a 25 year agreement to 2040 with the City. Based on the Toronto Parking Authority's projected revenues over that 25 year term it has been determined that the TPA would be able to provide an initial up front capital investment for the project of no more than \$4 million. The remaining \$11.3 million (rounded) of funding would have to be made available through both the Parks, Forestry and Recreation Division ("PFR") and the Toronto Public Library's ("TPL") respective 2016 Capital Budgets.

Based on anticipated parking requirements by contributing divisions, the proportionate breakdown of net funding required to construct the Project has been broken out below:

Parking Garage Funding Sources

Gross Parking Garage Funding Required:	\$ 15,286,255
less Toronto Parking Authority potential funding (Capitalization of parking revenue for garage & street parking)	\$ (4,000,000)
Net Parking Garage Funding Required	\$ 11,286,255

Proportionate Share of Parking Required:	Parking Req'd	% Share	
Parks, Forestry & Recreation	164 spaces	82%	\$ 9,254,729
Toronto Public Library	35 spaces	18%	\$ 2,031,526
TOTAL	199 spaces	100%	\$ 11,286,255

* All numbers are based on estimated construction costs along with anticipated use.

Parks Forestry and Recreation has identified eligible funding of \$9,254,729 that could potentially be used to fund their allocated spaces. This allocation is subject to review and approval through the budget process.

As part of the 2016-20125 capital budget submission, expected to be approved by the Library Board on September 21, 2015, the Toronto Public Library has included for consideration a request of \$2.032 million for 35 parking spaces beyond the debt target and therefore unfunded.

COMMENTS

The details of this project are still being reviewed, including the number of parking spots and to what extent funding will be made available to Toronto Public Library. The total project costs and associated funding sources, if available, will be reported as part of the 2016 Budget Process.

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