

October 26, 2021

Transmittal No. 2021 – 122
(Public)

To: Alexander Brown, Chair, Toronto District School Board (TDSB)

This communication is to inform you of a recent decision made by the TLC Board at its meeting of October 25, 2021 with respect to the report, *Church Street Junior Public School: Parking Lease Agreement Conseil Scolaire Viamonde (CSV)*, attached herein.

The TLC Board decided that:

- 1) TLC be authorized enter into a lease agreement, on behalf of TDSB, with Conseil Scolaire Viamonde (CSV) for twenty-five (25) parking spaces in their facility at 100 Carlton Street for a term of one (1) year, effective September 1, 2021, with an option for an additional (1) year and further terms and conditions as detailed herein;
- 2) The Lease Agreement is to be in a form and content satisfactory to TLC legal counsel; and
- 3) The TLC Report be forwarded to TDSB for approval.

On behalf of the Board of Directors of the Toronto Lands Corporation, approval of the recommendation in the report, *Church Street Junior Public School: Parking Lease Agreement Conseil Scolaire Viamonde (CSV)*, is requested.

Sincerely,



Brenda Patterson
Chair, TLC

cc. D. Sage, Executive Officer, TLC

cc. C. Snider, Associate Director, Business Operations and Service Excellence, TDSB

Committee Decision Item
Church Street Junior Public School: Parking Lease Agreement
Conseil Scolaire Viamonde (CSV)

To: Policy & Planning Committee
Date: 18 October 2021

Committee Action Requested: ☒ **Decision** ☐ **Discussion** ☐ **Information**

RECOMMENDATION:

It is recommended that:

- 1) TLC be authorized enter into a lease agreement, on behalf of TDSB, with Conseil Scolaire Viamonde (CSV) for twenty-five (25) parking spaces in their facility at 100 Carlton Street for a term of one (1) year, effective September 1, 2021, with an option for an additional (1) year and further terms and conditions as detailed herein;
- 2) The Lease Agreement is to be in a form and content satisfactory to TLC legal counsel; and
- 3) The TLC Report be forwarded to TDSB for approval.

BACKGROUND:

Church Street junior public school, municipally located at 83 Alexander Street, is situated on a small 1.95-acre parcel of land in a very congested area of the City. Space is very limited in this downtown location and staff parking is extremely restricted. Over the past five years, TDSB has been renting parking spaces from the Conseil Scolaire Viamonde (CSV) school situated only 200 metres away at 100 Carlton street, in its facility. See Appendix A attached that provides a reference to the proximity of the sites. On a case by case basis, TDSB has over the years entered into limited parking arrangements for some of its school sites.

The parking lease in this location expired on June 30th, 2021 and CSV has offered to provide a new agreement to continue the services for the school board.

RATIONALE:

The Church Street school has very limited outdoor space to accommodate parking and during this Covid period, the ability to drive and park on-site or within walking distance is of consideration in reviewing a potential new lease. As schools have re-opened, CSV have advised that space is available and TDSB staff have continued to occupy the parking spots.

As a result, TDSB has requested TLC to enter into negotiations for a new short-term agreement. Should Covid result in any school closures over the term of a new agreement, TDSB would have the authority to terminate the agreement.

TLC has negotiated with CSV for on the Key Business Terms as stated herein:

Term: September 1, 2021 to June 30, 2022

Option to Renew: At the Tenant's discretion, having an option to renew for a further one (1) year term;

Termination: Tenant has the right to terminate upon 30 days' notice

Lease Rate: \$100.00 per spot each for ten months

Number of spots: 25

Total Annual Gross Expenditure: \$25,000.

Taking into consideration the school site, location, and Covid, the CSV has provided a fair and reasonable new lease opportunity for the TDSB. Reviewing parking rates in this vicinity, the proposed rent is below market for this neighbourhood which has extremely limited parking. Generally, street parking is \$5 per hour with surface parking being over \$20 per day. CSV has not increased the rental rate since inception and the new lease would keep the rental rate the same. This arrangement represents an example of collaboration between two school boards to accommodate short term needs beneficial to both parties.

RISK ASSESSMENT: N/A

IMPLICATIONS: N/A

COMMUNICATIONS APPROACH: N/A

Routing

TLC Board: October 25, 2021

APPENDIX:

Appendix A: Aerial Map: Church Street Junior Public School and CSV

FROM

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Appendix A: Aerial Map: Church Street Junior Public School and CSV

