



BOARD MEMORANDUM

TO: Gwyn Thomas FILE NO: 5662-00
FROM: Lorne Persiko / Greg Blyskosz DATE: November 10, 2010
SUBJECT: **LICENSE AGREEMENT TO OCCUPY A PORTION OF CARPARK 662
WARD 11 YORK SOUTH-WESTON**

MEETING DATE: Tuesday, November 16, 2010

RECOMMENDATION:

It is recommended that the Board of Directors of the Toronto Parking Authority (the “TPA”) authorize staff to negotiate a License Agreement (the “License”) with St. Alban’s Boys’ and Girls’ Club (the “Licensee”) to permit the placement of an office portable unit on a portion of the off-street parking lot known as Carpark 662 (75/85 Emmett Avenue) (the “Licensed Lands”) under the terms and conditions as described in the body of this report.

Purpose:

The purpose of this report is to obtain TPA Board approval to negotiate a License Agreement (the “License”) with St. Alban’s Boys’ and Girls’ Club (the “Licensee”). The License will permit the placement of an office portable unit on a portion of the off-street parking lot known as Carpark 662 (the “Licensed Lands”) (see attached Site Location Map). The portable will be used by the Licensee’s staff of the Weston - Mount Dennis neighbourhood in serving the needs of the local community.

Financial Implications and Impact Statement:

The Licensee will be responsible for all costs that are associated with the Licence and the licensed lands including a proportionate share of realty taxes, insurance, legal fees, security and overall maintenance and upkeep.

Background:

Located close to the major intersection of Jane Street and Eglinton Avenue West, Carpark 662 was acquired through amalgamation and converted from free parking to a paid parking operation, opening in August 2003. The parking facility is comprised of two separate parts; approximately 63 spaces are positioned within the Emmett Avenue road allowance which was dedicated by By-law 212 Inst. 532761Y while the remaining part of the facility or approximately 15 spaces are located in a separate parking lot area within the Board of Education property (York Humber High School – 100 Emmett Avenue).

The Emmett Community Space Project

At it’s meeting with TPA staff on October 28, 2010, the proponent, The Boys’ and Girls’ Clubs of Weston Mount Dennis which is an operating outreach division of the St. Alban’s Boys’ and Girls’

Club, together with Councillor Nunziata (Ward 11 – York South-Weston) and representatives from the various project interest groups including; Action for Neighbourhood Change / Social Planning Toronto, Emmett Community Circle in Action, the office of the Trustee for the Toronto District School Board (Ward 6 – Chris Tonks), a Mount Dennis Community Development Officer along with a couple of members of the local residential community, presented it's proposal for locating a donated office portable unit which measures approximately 12 feet x 48 feet onto the off-street parking lot portion of Carpark 662. The unit, expected to occupy approximately four (4) parking spaces within the parking lot which fronts York Humber High School, will serve to facilitate staff who deliver local community initiatives and programs.

Parking Supply and Demand Analysis

Carpark 662 is located in an area with a number of high-rise residential buildings with very few commercial uses. The Carpark serves mainly as parking for residents of the buildings or their visitors. The lot is lightly used and is usually full to 30% of capacity or less. This is not expected to change drastically in the next five years.

History of Boys' and Girls' Clubs of Canada

Boys' and Girls' Clubs of Canada is part of a global affiliation of Boys' and Girls' Clubs. The first established Boys' Clubs originated in the eastern United States in the late 1860s. The national organization was established in 1929 and in 1948 received its official charter as a national, non-profit organization from parliament as the Boys' Clubs of Canada. In 1974, the name changed to Boys' and Girls' Clubs of Canada to reflect the fact that services were also accessible to a growing number of young Girls' who had been participating in club programs for many years. Boys' and Girls' Clubs in Canada have provided safe, caring environments and stimulating programs enabling some 3 million young Canadians to play, learn and develop skills to help them achieve their full potential as contributing adults, citizens and leaders. Through an association of clubs in 700 community locations across Canada, the ability of these clubs to mobilize resources in response to the individual needs of the children in each community has been one of the organization's key strengths.

St. Alban's Boys' and Girls' Club

Founded by Toronto Police Inspector W.H. (Bill) Bolton in 1949 as St. Alban's Boys' Sports Club with a vision to provide a structured environment for youth through recreation and extracurricular learning, the Club began with 25 Boys' in the basement of St. Alban's Parish Hall. Although Girls had been a part of the club since 1960, it was not until 1978 that the Club was renamed St. Alban's Boys' and Girls' Club (www.stalbansclub.ca). Their Mission Statement remains: *"To provide a safe, supportive place where children and youth can experience new opportunities, overcome barriers, build positive relationships and develop confidence and skills for life."*

Today, St. Alban's Boys' and Girls' Club serves 2000 members a year, by providing a number of programs and services to meet diverse community needs including daycare, early years programs, children and youth after school programs, sports and skill development, computer skills, arts programs, youth leadership programs, prevention and education, tutoring, mentoring, summer and leadership camps, aquatic lessons and community programs, a homeless shelter, and outreach services to 11 satellite Clubs including locations in the Annex, Jane and Finch, Weston-Mount Dennis, and Lawrence Heights. The Weston - Mount Dennis neighbourhood has been identified as one of the 13 high needs communities within the City of Toronto.

Comments:

Terms of the License Agreement

The office portable unit will be used as office space by the Licensee's staff in serving the needs of the local community. Summarized below are the basic terms and conditions of the License Agreement:

- Type Office portable unit measuring approximately 12 feet x 48 feet;
- Location The off-street parking lot portion of Carpark 662;
- Licensed Area Approximately four (4) parking spaces; and
- Term Five (5) years, expiring on December 31, 2015;
- Termination Both parties to hold a sixty (60) day termination option; and
- License Fee Licensee will be responsible for all costs that are associated with the Licence and the licensed lands including a proportionate share of realty taxes, insurance, legal fees, security and overall maintenance and upkeep.

St. Alban's Boys' and Girls' Club is the lead / trustee of this community partnership and therefore the License Agreement, and all other agreements and requirements towards the upkeep and maintenance of the Leased Lands and the facility will be held directly with the St. Alban's Boys' and Girls' Clubs.

Councillor Nunziata was present for the meeting with the proponent and TPA staff on October 28, 2010 and supports the request being proposed by St. Alban's Boys' and Girls' Club as the Licensee (refer to Appendix 'A' - Letter from Councillor Frances Nunziata).

Conclusions:

It is recommended that the Board of Directors of the Toronto Parking Authority (the "TPA") authorize staff to negotiate a License Agreement (the "License") with St. Alban's Boys' and Girls' Club (the "Licensee") to permit the placement of an office portable unit on a portion of the off-street parking lot known as Carpark 662 (75/85 Emmett Avenue) (the "Licensed Lands") under the terms and conditions as described in the body of this report.

List of Attachments:

Site Location Map

Appendix 'A' - Letter from Councillor Frances Nunziata

Site Location Map

Appendix 'A' - Letter from Councillor Frances Nunziata



Councillor Frances Nunziata
Chair, Etobicoke – York Community Council
Toronto City Council
Ward 11
York South-Weston

City Hall
100 Queen Street West
SuiteC49
Toronto, ON Canada M5H 2N2
Telephone: (416) 392-4091/92/93
Fax: (416) 392-4118
Councillor_nunziata@toronto.ca

November 5, 2010

Toronto Parking Authority

Attn: Gwyn Thomas, President and Members of the Board

RE: St. Albans Boys and Girls Club request for community use of Toronto Parking Authority space located on Emmett Avenue

Dear My. Thomas and Members of the Board:

I am writing to offer my support for the St. Albans Boys and Girls Club, an organization which is requesting to use the Toronto Parking Authority (TPA) space located on Emmett Avenue for community use.

St Albans Boys and Girls Club recently received a great donation of a portable facility. The portable space will be used as an office to assist the organizations staff in the Weston Mount Dennis area, as well, it will be made available to the community and City for community/public meetings.

St. Albans Boys and Girls Club, is a national non-profit organization which engages youth and children to be a part of the community by providing programs for: early years, school age children, and youth, just to mention a few. I have personally met with the Executive Director, Chris Foster, and was delighted to see his ambition and determination in assisting the youth, children and families in Ward 11, one of the 13 priority neighbourhoods.

This organization, its goals, and its programme of activities, is outstanding and of tremendous value to youth, children and families in my community. I am pleased to be able to support St Albans Boys and Girls Club in their efforts in requesting to use the TPA space located on Emmett Avenue, and ask that you strongly consider their proposal.

If you have any questions regarding the above, please do not hesitate to contact my office.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Frances Nunziata".

Frances Nunziata
Councillor, Ward 11, York South-Weston
Chair, Etobicoke-York Community Council
FN/vg