



Memorandum

Office of the City Clerk
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TO: Members of Council
FROM: Deputy City Clerk Dana Earle
DATE: Monday, October 18, 2021
SUBJECT: **Additional Information**
Committee of the Whole – October 18, 2021

COMMITTEE OF THE WHOLE

Additional Information

1. Divestment of Parking Structures

Please be advised that there was an omission as part of Report R 140/2021 (Development & Emergency Services – Realty Services) Attachment B – CEDC comments, distributed separately on Thursday, October 14, 2021. The CEDC comments are attached for information and have been posted to the website.

From: Jamie Lee Yawney <JamieLee.Yawney@thunderbay.ca>
Sent: October 8, 2021 1:25 PM
To: Joel DePeuter <Joel.DePeuter@thunderbay.ca>
Cc: Piero Pucci <Piero.Pucci@thunderbay.ca>; Paul Pepe <Paul.Pepe@thunderbay.ca>; Eric Zakrewski <Eric.Zakrewski@thunderbay.ca>
Subject: RE: TIME SENSITIVE Potential disposal of the Waterfront and VictoriaVille Parkades

RE: City of Thunder Bay Parkades
Good day,

Please see below, CEDC response to a request from Joel DePeuter, Manager of Realty Services for the City of Thunder Bay, dated September 24th, 2021.

From an economic development standpoint, CEDC recommends that the Parkades should be analyzed and discussed as separate assets. The parkades are situated in different locations within the community of Thunder Bay. The maintenance forecast, revenue potential, occupancy levels, and expense forecast demonstrated by Realty Services provide a clear direction that each Parkade should be discussed and decided as separate units.

The Waterfront Parkade located at 18 Court St N is currently showing on average a deficit of - 107,280/year and a revenue average of \$358,040/year (2015-2019). Pre-COVID, this municipal asset revenue rate was growing at a 12% increase since 2015, and in 2019 alone, the Parkade increased revenue by 20% from 2018 levels. The upcoming redevelopment of the former Eaton Centre into an urban market holding approximately 35 to 40 permanent vendors and Dilico Anishninnabke Family care planning to relocate 45 staff to the building, provides the Parkade with a new opportunity for monthly and daily users. In addition, North core is currently going through a redesign. There are presently multiple ongoing studies, modeling, and contextual analysis on traffic, transit, and parking within this project. This information will be critical in the forecast assessment of the waterfront parkade. CEDC recommendation is to keep the asset, as it provides current parking needs to significant employers in Thunder Bay (St. Joseph Care Group, businesses in Waterfront BIA, and Gateway Casino Thunder Bay) and upcoming new employers to the area. Having the Parkade owned by the City of Thunder Bay will ensure that structure will be maintained to a high service standard, provide feasible rates to its users, and provide a public benefit to those visiting the North Core.

The Victoriaville Parkade located at 131 Syndicate Ave S is currently showing on average a deficit of - \$272,940/year and a revenue total of \$262,120/year. Pre-COVID, the usage, and rental rate have minimal fluctuation from 2015 to 2019. From our viewpoint on the current understanding of the development and commercial forecast for the area, CEDC recommends that the asset be analyzed further for sale or redevelopment. With the upcoming demolition of Victoriaville, a reassessment should be made on the area's parking needs. The City of Thunder Bay owns multiple surface-level parking lots that could stand the specific area's forecasted needs. If a decision was made to dispose of the Victoriaville Parkade, CEDC recommends that alternative usage of the structure be considered. Parkades have been redeveloped into alternative uses in other cities such as an Innovation Centre (Evanston, USA), housing (Whichita, USA), retail logistic facility (Chicago, USA), commercial kitchen (Los Angeles, USA), and Mushroom Farm (Paris, France).

From a tourism perspective, visitors accept paying for parking in a high-value downtown area, such as the location of the Waterfront Parkade. The payment technologies are essential to make the transaction convenient for the user to comply. If the parkades were under private ownership, tourism concerns would be ensuring the parkades maintain a level of security commitment for patrons and cars, reduction in

parking availability for shoppers to the area, and ongoing maintenance commitment to protect the structure's integrity over time.

Kind regards,
Jamie

Jamie Lee Kostecki, PMP
Project Manager

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