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**For Information**

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**REPORT TITLE:**     **Parking at 7120 Hurontario Street, City of Mississauga, Ward 5**

**FROM:**             Gary Kent, CPA, CGA, ICD.D, Chief Financial Officer and Commissioner  
of Corporate Services

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**OBJECTIVE**

To provide information related to parking at 7120 Hurontario Street, Mississauga.

**REPORT HIGHLIGHTS**

- The Region of Peel has been requested to accommodate parking at its 7120 Hurontario Street site for the Illumi light show presented by Cavalia, which runs nightly, over a five-year period, from October through May, annually.
  - After review of the Region of Peel parking and storage needs, staff determined that up to 700 parking spots could be made available, at market value.
  - The *Municipal Act, 2001*, as amended, includes provisions that prohibit the direct or indirect assistance by a municipality to any manufacturing or other commercial enterprise through the granting of bonuses, leasing or selling any property of the municipality at below fair market value.
  - Security and maintenance costs would also be incurred through the use of the parking spaces.
  - Regional Council approval would be required to approve use of the parking spaces by Cavalia.
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**DISCUSSION**

**1. Background**

In August 2021, staff were approached by Dimitri Soudas, Senior Vice President of Cavalia for 1000 parking spaces to accommodate parking for their Illumi light show on a property they had leased adjacently north of the Region's office at 7120 Hurontario Street in Mississauga. Their parking requirements are from the hours of 6:00 p.m. to 11:00 p.m., seven days per week over a five-year period from October through May annually.

Region of Peel staff determined out of the 1195 spaces available we can provide up to 700 spaces on five acres while retaining 200 spaces for Public Works snow storage, 300 spaces for after-hours Public Health Clinics, including alternative driveway requirements for Peel Paramedics needing access to the Kingsway satellite station and other regional business that takes place beyond 6:00 p.m. as a normal practice at this regional site. In addition, there are no alternative snow storage sites available without incurring costs.

## Parking at 7120 Hurontario Street, City of Mississauga, Ward 5

Staff recently received a request from Peel Regional Police to accommodate 200 vehicles during the day and 100 vehicles at night during 2023 and 2024 for the renovation of Division 22 just north on Hurontario Street, however this request was received after the Illumi request.

### 2. Findings

Section 106 of the *Municipal Act, 2001*, as amended, states:

1. Despite any Act, a municipality shall not assist directly or indirectly any manufacturing business or other industrial or commercial enterprise through the granting of bonuses for that purpose.
2. Without limiting subsection (1) the municipality shall not grant assistance by,
  - c. Leasing or selling any property of the municipality at below fair market value.

Staff have looked at the five acres to accommodate up to 700 parking spaces for the Illumi event based on market value. We have calculated an hourly rate to provide a greater discount. The monthly cost to Illumi would be approximately \$15k plus HST.

There would also be security and maintenance costs for this event to be held.

As an option, the revenue from the parking fees could be used to offset the security and maintenance costs and maintain the Region at a financially neutral position.

We believe this provides a considerable discounted value for the venue to occur while meeting the regional business needs at 7120 Hurontario and complying with the *Municipal Act*.

Staff do not have the delegated authority to approve this transaction and Council approval would be required.

### CONCLUSION

This is an information report to provide background to the motion before Regional Council today.

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*Authored By: Gary Kent, Chief Financial Officer and Commissioner of Corporate Services*



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