

Update on New Administration Building and Smart Commute and Parking at Black Creek Pioneer Village

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New Administration Building (5 Shoreham Drive) Updates

New Administration Building Updates

- Project Schedule Updates (Subject to change):
 - Building Occupancy Permit: April 24th, 2023
 - Substantial Performance: June 8th, 2023
 - TRCA Move-in: May/June, 2023
- Facility Manager: Bouygues Energies & Services
 - Vendor will provide complete facilities management and energy services to ensure the well-being of TRCA office staff at 5 Shoreham Drive (<https://www.bouygues-es.ca/>)

New Administration Building Updates

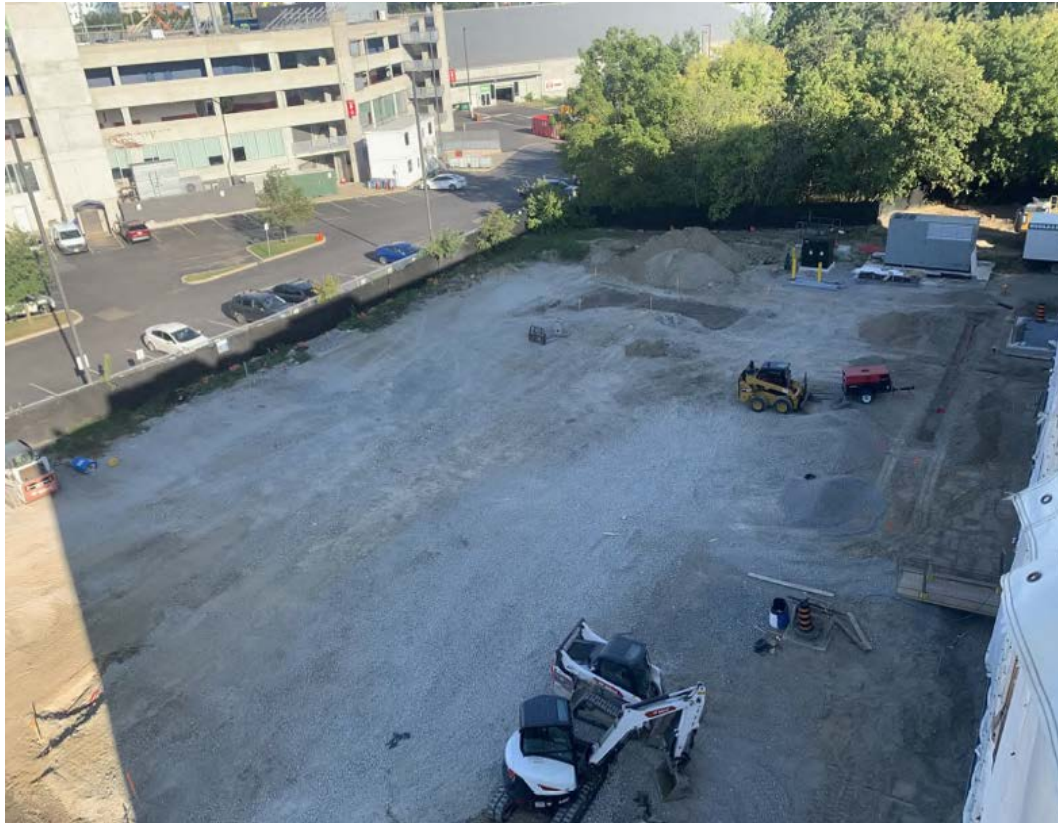
- Committees Established for the Office Move:
 - Move Committee: Charged with directing TRCA's efforts both in the preparation of the move and organizing the move itself.
 - Operational Committee: Charged with ensuring that the requirements for the planning and execution of the move from 101 Exchange Avenue to the New Administration Office are imparted to the necessary staff in a clear, consistent and timely manner.
- Café service delivery is being examined considering the new flexible-work operating environment

New Administration Building Construction Photos



NW Facade

New Administration Building Construction Photos



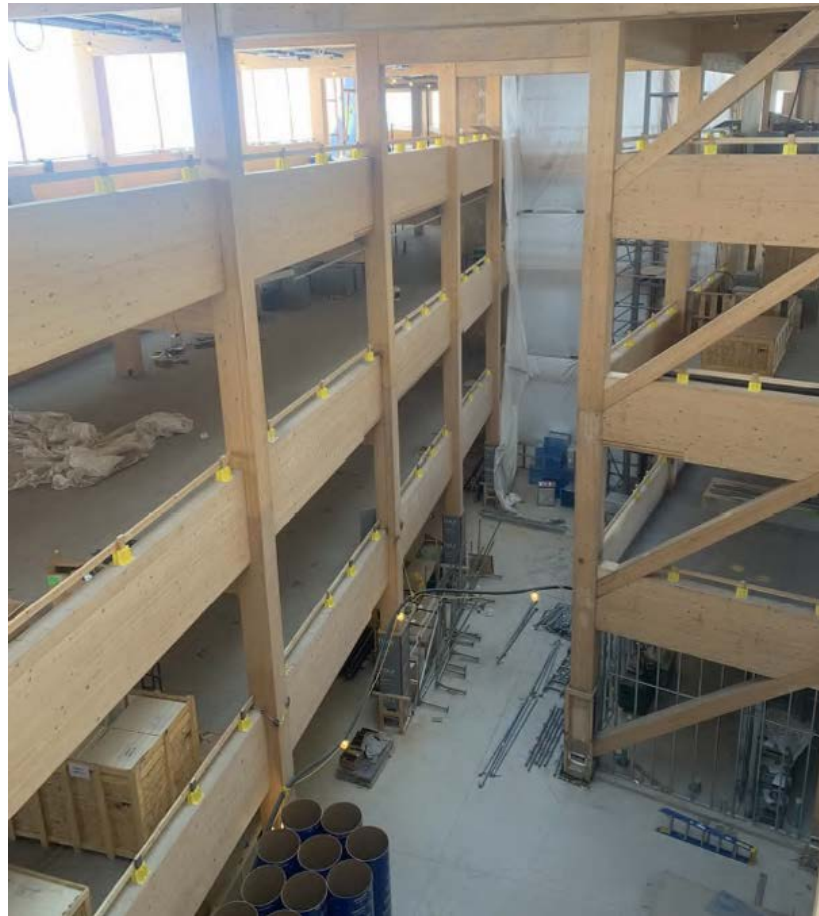
Parking Area

New Administration Building Construction Photos



Lower Roof and Solar Chimney

New Administration Building Construction Photos



East Atrium

New Administration Building Construction Photos



East Atrium and Skylights

New Administration Building Construction Photos



4th Floor West

New Administration Building Construction Photos



Mockup of Light Fixtures and Radiant Panel

Smart Commute & Parking at Black Creek Pioneer Village (BCPV) Lot

TRCA Transportation Survey

- Transportation Survey commissioned (Aug. 24th – Sept. 9th) to obtain data on employees' travel characteristics to help inform policy analysis regarding space utilization and employee benefits.
- High-level results:
 - 480 responses
 - 88% of respondents drive to work
 - 54% of staff wouldn't consider an alternative mode of travel; 30% would consider carpooling; 20% would consider public transit (staff where able to choose more than one option)
 - Slightly less than 10% of staff would use non-vehicle mode of travel to *5 Shoreham*
 - 70 staff members expressed interest in a carpool program (response rate for question was only 153)

Parking at Black Creek Pioneer Village Lot

- A portion of Black Creek Pioneer Village Lot will be allocated for parking to head office staff
- Security upgrades and improvements to include:
 - 4 dual wand (8 vehicle capacity in total) Level 2 electric vehicle chargers
 - 18 new LED parking lot lights to be mounted on 9 new hydro poles
 - Installation of 7 exterior security cameras within the parking lot providing full coverage of TRCA parking area
 - Installation of 2 emergency call boxes (which include cameras and intercoms) which will be monitored by onsite third-party security staff

Parking at Black Creek Pioneer Village Lot

- Generally, employer-provided free parking is a taxable benefit (with a few exceptions)
- The Canadian Revenue Agency defines a taxable benefit as “a benefit where an employee receives an economic advantage that can be measured in money such as cash or a different type of payment like a gift certificate”.
- The value of the benefit is the fair market value (FMV)
 - If a similar spot in the surrounding area is free, there is no taxable benefit
- Within TRCA’s jurisdiction, BCPV is the only owned location where the public pays for parking in surrounding parking lots

Next Steps Re Smart Commute and BCPV Parking

- SLT to further assess potential amendments to employees' benefits regarding smart commute options and parking in light of:
 - Potential considerations for staff that help reduce emissions from commuting that contribute to climate change (ex/ carpooling, among others); and,
 - Continuing to offer staff a competitive compensation package

Questions





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