



STAFF REPORT INFORMATION ONLY

Front Yard Parking – Report on Fee Increases

Date:	April 4, 2011
To:	Public Works and Infrastructure Committee
From:	Acting General Manager, Transportation Services
Wards:	All
Reference Number:	Pw11052te.row

SUMMARY

As requested by the Public Works and Infrastructure Committee, this report provides information on the history of the annual front yard parking (FYP) fees from January 2000 to January 2011. Such increases have occurred either through the Consumer Price Index (CPI) and/or fees approved by City Council through the budget process. Since 2000, the fees have increased by approximately 13 percent per year, averaged out over the period. There have been 5 years with no increase at all, but 3 years with increases greater than 17 percent, inclusive of the CPI and Council approved increases.

This report also provides a brief description of a pilot project recently approved to address the issue of non-conforming and/or illegal front yard parking pads.

Financial Impact

There is no financial impact to the City as a result of this information report.

DECISION HISTORY

The Public Works and Infrastructure Committee, at its meeting of March 23, 2011, considered a communication (March 22, 2011) from Councillor Josh Colle, requesting a report on front yard parking fees, with the 10-year history of front yard parking fee increases, and the impact of year-over-year rate increases on permit holders (Item PW2.12).

COMMENTS

Front yard parking pads are intended as a means of last resort to accommodate parking for a residential property in areas of the City where no other alternative exists, either in the form of on-site or street parking. Front yard parking has long been regulated by either zoning and/or municipal by-law, due to the impact on streetscapes, on-street parking supply, trees, storm water runoff and landscaping. An annual license fee is charged for parking pads that extend fully or partially onto the City boulevard. Unlike landscaping and other passive uses of the boulevard, the parking pad provides a substantial benefit to the abutting residential property, guaranteeing a convenient, reliable and close parking space for the exclusive use of these residents.

The Chart below outlines the annual fees and increases enacted by Council since January 2000:

Year	Annual Fee	CPI Increase	City Council Approved Increase	Comments
2000	\$84.00	0.00%	0.0%	
2001	\$84.00	0.00%	0.0%	
2002	\$102.00	0.00%	21.4%	City Council approved \$18.00/year increase during budget process
2003	\$102.00	0.00%	0.0%	
2004	\$102.00	0.00%	0.0%	
2005	\$102.00	0.00%	0.0%	
2006	\$122.04	1.70%	17.7%	City Council (May 2005) approved FYP rate to be same as on street parking permit plus annual CPI increase.
2007	\$124.36	1.90%	0.0%	City Council approved rate increase under new Code and deferred increase to start in 2008.
2008	\$150.03	2.50%	17.7%	Increase as per Council decision in 2007
2009	\$168.78	3.70%	8.8%	Council approved fee increase during budget process to begin in March 2009.

Year	Annual Fee	CPI Increase	City Council Approved Increase	Comments
2010	\$200.00	0.00%	18.5%	City Council approved increase during budget process.
2011	\$203.72	1.86%	0.0%	

The yearly fee is paid by residents who benefit from the use of the City boulevard space for productive private purposes. By way of comparison, the annual rate for an on-street parking permit is \$157.80 plus HST. The on-street permit does not provide for a guaranteed or dedicated parking spot on the property or an unencumbered spot in the winter, specifically after a snow fall. Stated another way, even at the current fee of \$203.72 annually, plus HST, residents are paying the City at a rate of just under \$17 monthly or about \$0.57 a day for guaranteed, exclusive parking on the City boulevard property. Anecdotally it should be noted that staff receive numerous calls from prospective home buyers, sellers and real estate agents. The underlying purpose and theme of these calls is that without the confirmation or implementation of a legal front yard parking pad, the home's value is considerably less.

2011 Fees

It is noted that billing of the annual license fee is sent out in January each year. Therefore, by the time Council approves the annual Operating Budget in the spring, the vast majority of residents have already paid and any increase over and above the rate of inflation effectively occurs the following year. This has been the case this year, and combined with the July 2010 introduction of the harmonized sales tax (HST), it was only January 2011 that residents experienced the full impact of these factors.

The yearly fee as invoiced in January 2010 was \$168.78 plus GST. The yearly fee as invoiced in January 2011 was \$203.72 plus HST. The latest fee increase was compounded by the introduction of the HST in July 2010. This is not an insubstantive amount adding \$26.48 to the fee in these provincial and federal taxes. The cumulative impact has caused numerous complaints regarding the annual fee since the increases were not made retroactive and therefore did not affect those invoiced in January of the previous year.

Pilot Enforcement Project

The concerns Councillor Colle raised in his correspondence with respect to some residents with non-conforming front yard parking pads not paying fees have been noted in some areas of the City. In an effort to tackle this problem, City Council, at its meeting of July 6, 7 and 8, 2010 enacted recommendations advanced by North York Community Council to initiate a two-year pilot project in 2011 in a designated area of Ward 15 (Item NY35.29). The pilot will entail a detailed assessment of all parking pads in the area and

various options for authorizing the pads or enforcement measures. The project will commence this year and results reported out in early 2013.

CONTACTS

Angie Antoniou, Acting Director, Transportation Services
Toronto and East York District
Telephone: 416-392-1525, Fax: 416-392-7465
Email: aantonio@toronto.ca

Joe Colafranceschi, Supervisor, Off-Street Parking, Right of Way Management
Toronto and East York District
Telephone: 416-392-7564, Fax: 416-392-1058
Email: jcolafra@toronto.ca

SIGNATURE

Andrew Koropeski, P.Eng.
Acting General Manager, Transportation Services

P:\2011\Cluster B\TRA\Toronto and East York\row\ pw11052te.row - jc