

RE: GL19.9

REPORT FOR ACTION

2020 Off-Street Rate Review

Date: October 20, 2020

To: Board of Directors, Toronto Parking Authority **From:** Acting President, Toronto Parking Authority

Wards: All

SUMMARY

As part of its mandate to provide short-term parking (those parking for less than 3 hours), Toronto Parking Authority (TPA) carries out a comprehensive annual review of the parking rates at all of its off-street parking facilities. Providing short-term parking supports Toronto's neighbourhood retail and commercial sector as well as the City's transportation network by discouraging commuter behaviour. Establishing the appropriate parking rate structure is key in allowing TPA to effectively manage use, serve the target market, and fairly allocate and encourage turnover of public parking spaces.

2020 has been a year significantly influenced by the Covid-19 pandemic. Wide-spread impacts to the retail and commercial sectors, the decentralization of the workplace and changing trends in commuter behaviour have all had far-reaching impacts on the demand for parking at TPA's car parks. Given the atypical conditions experienced, TPA is not recommending any adjustments to the rates at its off-street parking facilities at this time. TPA will continue to monitor parking activity and will further assess the impact of parking rates on parking demands through the remainder of the year and 2021.

This report provides an overview of the 2020 annual rate review of TPA's off-street parking facilities and summarizes the trends found across the portfolio. TPA Board approval is also requested to establish monthly rates at 73 facilities where no monthly rates currently exist. The establishment of these rates will provide TPA greater flexibility to consider short-term permit arrangements when needed by other City Divisions, Agencies and Corporations for special projects, events and mitigation of impacts related to construction projects.

This report also responds to the request from Toronto City Council for TPA to include a Parking Market Analysis as part of its annual Budget Submission. The purpose of the analysis is to review the effect that rate changes have had in terms of usage levels and parking revenue as well as calculating the price elasticity associated with changes to rates. While the Parking Market Analysis required as part of the 2021 budget process would have assessed the impact of rate adjustments implemented as part of the 2019 off-

street rate review, there is insufficient information to assess the impact of these rate changes, which were implemented in February of 2020 just before the Covid-19 pandemic began. A further Parking Market Analysis will be carried out and considered as part of the 2022 budget process.

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that:

- The Board of Directors of Toronto Parking Authority approve monthly rates in the amounts and at the parking facilities identified in Attachment 1 to this report and direct the President, Toronto Parking Authority, to implement these rates on or before January 2, 2021; and
- 2. The Board of Directors of Toronto Parking Authority forward this item to City Council for information.

FINANCIAL IMPACT

There are no financial implications associated with the adoption of the recommendations in this report.

DECISION HISTORY

At its meeting of July 24, 2020, TPA Board of Directors adopted Item PA16.4 approving weekend parking rate adjustments at 30 off-street municipal parking facilities. Additional information can be found here:

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PA16.4

At its meeting of June 3, 2020, TPA Board of Directors adopted Item PA15.4 approving the amendments to the TPA Policy Resolution 2-1 – Parking Rates – Off-Street Facilities in Appendix A to the report. Additional information can be found here: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PA15.4

At its meeting of December 12, 2019, TPA Board of Directors adopted Item PA11.5 approving the parking rate adjustments for TPA's Uncontrolled Facilities. Additional information can be found here:

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PA11.5

At its meeting of November 25, 2019, TPA Board of Directors adopted Item PA10.5 approving the parking rate adjustments for 22 Controlled Facilities and one Uncontrolled Facility at 125 Burnaby Boulevard (Car Park 47). Additional information can be found here:

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PA10.5

At its meeting of March 7, 2019, City Council requested that the President, Toronto Parking Authority, include a parking market analysis annually as part of its budget submission. More information can be found here:

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.4

COMMENTS

Parking rates at TPA off-street parking facilities are reviewed at least once annually to ensure current rates address demand patterns that in turn allows TPA to deliver its mandate of providing short-stay, high-turnover parking. In instances where it is required, more frequent reviews are undertaken.

TPA Policy Resolution 2-1, Parking Rates – Off-Street Facilities (refer to Attachment 2) sets out the rate setting policy used to establish appropriate parking rates at all off-street facilities and includes the objectives for parking rates, the parking rate structure, and the guidelines / benchmarks for parking rates, including the consideration of a comparable competitor benchmark, where appropriate.

When carrying out the comprehensive annual rate review, TPA compiles operational data and analyzes a number of factors related to the performance of specific locations and groups of locations. Locations are first screened for year over year changes to the number of transactions, peak usage rates and annual revenue. Locations that have experienced annual increases in these indicators and which have peak occupancy rates of 85 percent or greater (anything greater than 85 percent is considered overcapacity) are identified as candidate locations for a rate increase.

Following the first screening, operating anomalies that may have impacted the performance of a location are considered. For example, where TPA off-street facilities and local business are affected by a construction project (example: Eglinton Crosstown or the reconstruction of College Street) through the temporary displacement of on-street parking, off-street rates will typically be maintained until after the construction period has been completed.

Usage and Revenue Performance Parameters

Both usage and revenue data for August 2020 year-to-date (YTD) were reviewed to assess the appropriateness of rates at TPA's off-street facilities. This includes, consideration of: peak vehicle occupancy, percentage of all-day parkers (long-stay and commuters) and total transactions (vehicles parked) by time of day.

Attachment 1 summarizes the usage and revenue performance of each of TPA's car parks. For each facility, the following data was collected and assessed:

 Peak Usage (percent): peak occupancy is the greatest number of vehicles parked during the peak hour in a day, expressed as a percentage of the number of parking spaces available and is observed for busy weekdays (Tuesday - Thursday);

- **All**: the number of long-term parking vehicles parked for a duration of three (3) or more hours:
- **Commuters**: the number of cars entering the facility between 6:00 am to 10:00 am, and staying for eight (8) hours or more. Note that this is a subset of All.
- Cars: the distribution of transactions over the day as identified by the percentages of transactions (cars) occurring during the daytime (6:00 am 3:00 pm), evening (3:00 pm 6:00 pm), and nighttime (6:00 pm 6:00 am) periods. This provides an indication of car park usage throughout specified time periods and assists in the assessment of day and night maximum rates; and
- **Revenue:** the performance of the Controlled and Uncontrolled off-street Facilities, including annual revenue, transaction volume and percentage changes for the period ending August 2020.

The goal is to use this date to establish pricing that ensures parking is always available (i.e. avoid over-capacity demand) to accommodate short-term parking demands. Peak usage is therefore a critical measure to assess the capacity of a parking facility. Anything greater than 85 percent usage at specific parking locations is considered at/over-capacity. This measure is a key tool used to monitor the off-street program and meet the rate-setting objectives (provide short-term parking) of TPA Policy Resolution 2-1, Parking Rates – Off-Street Facilities.

Car Park Performance

TPA operates 251 off-street facilities, including 165 under its jurisdiction and an additional 86 that TPA manages under parking management agreements on behalf of third parties. The major determinant in operational performance of these facilities in 2020 was the impact of the Covid-19 pandemic on commercial retail activity and subsequently parking activity.

In 2019, TPA's off-street facilities generated \$103 million in gross revenues. The graph in Exhibit 1 illustrates the monthly performance of TPA's off-street facilities between January 2019 and September 2020 and highlights the impact of the Covid-19 pandemic on parking transactions and revenue beginning in February of 2020.



Exhibit 1: TPA Off-Street Facilities Performance (January 2019 – September 2020)

Parking demands during March and April were the most impacted with reductions in revenue of 46 and 219 percent and number of transactions of 57 percent and 284 percent. Revenues and transactions began to recover in June and through the remainder of the summer. Recent trends suggest that parking activity is starting to decline with the emergence of the second wave of the pandemic and tightening of restrictions on commercial retail uses.

Controlled Facilities

TPA has 24 controlled parking facilities that together accounted for 49 percent of gross revenue generated at all TPA off-street facilities in 2019. Attachment 3 illustrates the performance of the 24 car parks on a month to month basis from January 2019 to September 2020. Note that two (2) controlled car parks contained in Attachment 1 are not referenced in this analysis as one (Car Park 262, 10 Soho Avenue) opened in August 2020 and one located at 11 Wellesley Street West (Car Park 304) is a new facility expected to open in November of 2020.

The number of transactions and revenue generated at these locations shows a similar trend to the remainder of TPAs car parks with revenues and transactions dropping by 46 percent and 51 percent in March. Reductions in revenues (309 percent) and transactions (257 percent) continued through April 2020. Since April, revenues and transactions have slowly recovered. However, based on the current situation there is too much uncertainty to forecast the remainder of 2020.

Uncontrolled Facilities

TPA has 183 uncontrolled parking facilities that in 2019 accounted for 39 percent of the gross revenue generated by all of TPA's off-street facilities. Attachment 4 illustrates the Off-Street Rate Review 2020 - Controlled and Uncontrolled Municipal Parking Facilities

performance of the 183 uncontrolled car parks on a month to month basis over the last 20 months. Similar trends of parking activity reductions that correlate to the beginning of the pandemic and recovery period over the summer are shown.

TTC Commuter Lots

TPA has 23 parking facilities that it operates on behalf of TTC as commuter lots. In 2019, these facilities generated \$11,030,427 in gross revenue. Attachment 5 illustrates the performance of the 23 car parks on a month to month basis over the last 20 months. As illustrated, the use of public transit and subsequently commuter parking lots was significantly impacted by Covid-19 starting in March, April, May 2020 with a slight up take in both revenue and transactions starting in June to the end of September 2020.

Parks, Forestry and Recreation Lots

TPA has 20 parking facilities that it operates on behalf of Parks Forestry and Recreation (PFR), 15 of which are operated seasonally from May to September / October. In 2019, these facilities generated \$2,342,702 of gross revenue. Attachment 6 illustrates the performance of the 20 car parks on a month to month basis over the last 20 months.

In an effort to limit the spread of Covid-19, PFR lots located near the waterfront were closed from April to June 2020. The temporary closure of some year round lots and delay in the start of operations at some seasonal lots during these months is evident in Attachment 6. Revenues and transactions start to increase in June 2020 with the opening of all PFR car parks representing a disproportionate strength in recovery compared to other groups of car parks.

Competitor Rates

As part of the annual rate review, TPA carries out a review of comparable competitors within a 185-metre (approximately 600 feet) radius of TPA facilities. The purpose of the review is to ensure that the existing rates and any proposed rate changes are consistent with the rate structure of comparable competitors and TPA's off-street rate setting policy.

The practise of benchmarking provides further assurance that the rates at TPA facilities will ensure an availability of short-stay, high turnover parking supply. If the rates are too low relative to competitor lots, peak usage may exceed targeted occupancy rates of 85 percent resulting in customers' not finding parking and potentially not returning in future. If the rates are too high, relative to competitor lots, peak usage and revenues will be negatively affected.

As a result of the Covid-19 pandemic and the financial impacts that have resulted, TPA has carried a focussed review of comparable competitors near TPA's car parks in the downtown core to confirm expectations that parking rates are not being increased. In total, the comparable competitors of 18 of TPA's car parks were reviewed in order to gauge the rate setting practices of the competition. Based on the review undertaken, it was found

that in the majority of instances comparable competitors have been holding their rates in 2020.

Proposed Rates

Monthly Rates

As part of the annual off-street rate review, monthly rates are reviewed to determine if rates meet TPA Board Policy 2-1, Parking Rates – Off-Street Facilities benchmark: monthly rates should normally be between fifteen (15) and twenty (20) times the day maximum rate. Where monthly permit rates are lower than this benchmark, TPA has been increasing monthly permit rates incrementally on an annual basis.

Existing Monthly Rate Range	Monthly Rate Increase Guideline
\$0.00 - \$99.99	\$5.00
\$100.00 - \$199.99	\$10.00
\$200.00 - \$299.99	\$15.00
\$300.00 - \$399.99	\$20.00
\$400.00 - \$499.99	\$25.00

Given the ongoing financial impacts of the Covid-19 pandemic, it is not recommended that monthly rates be increased as part of this rate review. It is recommended, however, that monthly rates be established at seventy-three (73) car parks that currently do not have monthly rates in effect.

The issuance of monthly permits will typically only be considered where the peak utilization rate of a facility falls below 85 percent and all 73 locations where monthly permit rates are proposed to be established are operating within these parameters. While restricting the issuance of permits ensures the availability of short-term parking, it is important to recognize that special circumstances may arise where permits may be considered on a short-term basis to support the operational needs of other City Divisions, Agencies and Corporations. Such circumstances may involve the temporary parking requirements of a Division carrying out a construction project in proximity of a TPA car park or where a construction project impacts the availability of on-street residential permit parking.

Experience with the Covid-19 pandemic has also shown that permits could be considered during periods of depressed demands while not impacting the availability of short-term parking.

The proposed new monthly rates as detailed in Attachment 1, are consistent with TPA Policy Resolution 2-1: Parking Rates – Off-Street Facilities, which indicates that monthly rates should normally be fifteen (15) and twenty (20) times the day maximum rate. In instances where a car park has no day maximum, the half hour was used. For example, a half hour rate of \$1.00 over 8 hours is \$16.00. The calculated day maximum rate of \$16.00 is multiplied by 15 to generate a monthly permit rate of \$240.00.

Next Steps

Should TPA Board of Directors approve the establishment of monthly rates at the car parks identified, TPA will proceed to implement the new monthly rates on or before January 2, 2021.

CONTACT

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Patricia Pearsall Mills, Senior Planner, Parking Strategy, Policy and Planning, Toronto Parking Authority, 647-926-5259, Patricia.Pearsall-Mills@toronto.ca

SIGNATURE

Robin Oliphant, Acting President Toronto Parking Authority

ATTACHMENTS

- Attachment 1 Proposed Rate Changes and Justifications Controlled and Uncontrolled Facilities
- Attachment 2 Toronto Parking Authority Policy Resolution 2-1 Parking Rates Off Street Facilities
- Attachment 3 TPA Off-Street Controlled Facility Performance (January 2019 to September 2020)
- Attachment 4 TPA Off-Street Uncontrolled Facility Performance (January 2019 to September 2020)
- Attachment 5 TTC Off-Street Commuter Facilities Performance (January 2019 to September 2020)

Attachment 6 – PF&R Off-Street Parking Facilities Performance (January 2019 to September 2020)

ATTACHMENT 1 - PROPOSED RATE CHANGES AND JUSTIFICATIONS - CONTROLLED AND UNCONTROLLED FACILITIES

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ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS

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80	803 RICHMOND ST.W OF WALKUT	8	S2 00 NoB	No Day Max / S4	\$10.00 /	\$136.80	_			*Day Max Sunday \$4.50 **Weekend Evering Max \$4.50.	9429	14% 7	1 × 1	72% 15%	38.88	10%			8	8409	26%	\$ 124,206.00	-62.61%	46.63%
8	23.23R BEDFORD PARK AW. W OF YONGE	42	\$1.00 No.0	No Day Max	\$3.00					MP rate assigned for reference.	¥ 15	16%	13%	24% 4%	25%	×.		\$248.00	30%	54.8	16%	\$ 43,173.00	A3 23%	-51.63%
2	265 DURIE ST. N OF	166	\$1.50	83.00	98.80	\$146.00	-	×			78%	47% 1	18% 68	86% 37%	38.2	20%			16%	78%	676	\$ 222,916,00	40.13%	-38 22%
20	SEBELLEVUE AVE. S OF NASSAU	25	\$2.50 \$2	\$22.00*	. 00'98	\$186.00		m		the remental increase Day Max approved up to \$24.00 2018 RR. "No Day Max Sat /	X.99	20% 6	878 72	22% 10%	10	É			14%	74%	12%	\$ 223,547.00	64.37%	-50.10%
22	35 ERINDALE AVE. E OF BROADVIEW	8	\$2.00	\$17.80	\$7.00	\$166.00		64			900	21% 7	7%	42% 14%	22%	%9			16%	72%	10%	\$ 223,176.00	42.02%	-51:15%
2 E	405 SHERBOURNE ST. N OF CARLTON	110	8 00'05	810.00	56.00 /	\$125.80	-	10		"Mon-Thurs Evening Max \$6.00 (7pm-7am), Fir-Sat Evening Max \$10.00 (7pm-7am).	106%	80% 8	308	44% 31%	36%	36%			243	29%	7%	\$ 195,253.00	30.84%	-39.73%
# O	HOR KEELE ST. N OF	2	\$ 22.18	\$5.00	\$3.00	870.00		69			3338	20% 2	20% 44	44% 24%	23%	11%			17%	400	22%	\$ 20,392.00	48.71%	-46.41%
5 H	695 LANSDOWNE AVE. N OF BLOOR	16740 \$	\$ 05.18	\$7.00	\$3.00	885.00		8	\$99.00 other	Lot oursely under conditution due to TTC Trainer Access project, space count	105%	S 9000	52% 99	99% S4%	70%	9005	2		K.	61%	31%	\$ 32,058.00	46.89%	-62.90%
28	92 MARGUERE ITA ST. N OF BLOOR	8	\$4.50 \$	00.58	\$3.00	\$65.00	1000	~			×25	× ×	27% 60	80% 25%	30%	808			13%	%95	3,1%	\$ 39,388.00	38.59%	-37.38%
2	9 SALE MAVE. 18 WE STMORE LAND AVE.	8	\$ 85.15	87.00	05.28	00'065		4			\$258	38%	30% 43	43% 23%	38.%	¥2.			27%	\$00%	23%	\$ 34,141.00	30.70%	-50.39%
*	648 MARKHAM ST.	8	9 0075	\$12.00	88.00		_			MP rate assigned for reference.	4001	75% 4	4%	47% 16%	3,5	ž		\$100.00	45%	40%	48%	\$ 141,961.00	-33.91%	41.83%
* *	14 ARUNDEL AVE. (CHESTER H OF DANFORTH)	49 / 03 \$1	\$1.50 * No.C	No DayMax 3	8 %	\$130,00	_			Space court reduced temporarily due to 110 introduced increase that their rate approved up to \$2.00,3018 RR	8	13%	25	76% 6%	88 38	¢			*	808	8	\$ 154,010,00	45.80%	-30.17%
33	25 FERRIER AVE. N OF DANFORTH	47 \$	\$1.75	\$9.00.4	\$6.00					*Incremental increaseD by Moxinto opposed up to \$10.00 2018 RR. MP rate assigned for reterence	21%	28% 7	7% 106	106% 24%	73%	15%		\$135.00	760	%59	27%	\$ 87,199.00	45.83%	*46.02%
8 8	PEATON AVE. N OF	2 8	0518	69.00	24.00	595.00	200	0 0			328	20% 3	325 19	1976 1276 82% 28%	13%	8 88			308 168	\$15 \$88	45.8	\$ 46,059,00	48.50%	-53,00%
1	265 ARMADALE AVE. N	148		f	\$6.80	\$146.90		14			+	-	+	+	-	+			80	+	88	1 "	46.97%	-52.03%
2	675 MANNING AVE., 696	3	1		88.00					*Incremental increase approved up to \$1,200,2019 RR: MP rate assigned for	74%	44%	88	5875 2475	36.36	16%		\$158.00	808	80.9	20%	1 98,590.00	40.62%	-80.87%
100	PORTLAND ST.	37	\$2.50 \$	\$20.80	86.00	\downarrow	1	\int		Inference. MP rate assigned for reference.	9,60	388	12	256 13%	76%	16%		\$300.00	500	44%	30%	\$ 115,657.00	43.94%	45.10%
101	ARLING AM.	45			\$8.00	\$85.00		4	\$125.00 other	The remembal increase Day Max approved up to \$12.00 2019 RR		-	19% 77	77% 32%		20%			14%		35%	1	44.95%	-48.89%
107	S DE NISON AVE.	9 9	\$1.00 No DayMax \$1.00 No DayMax	+	83.00	\$155.00		- 51	\$115.80 called	Other permit rate applicatio Rationally,	818	72%	448 45	45% 30%	40%	33%	-		85 83	20.5	183	\$ 51,253.00	45.72% 15.72%	-27.14%
188	STABERDEEN AVE. W	я	\$2.00 \$1	\$12.00	\$8.00	\$140.00					80.8	518. 4	43% 47	47% 33%	44%	808			18 N	43%	17%	\$ 46,051.00	46 50%	.42.16%
116	1612 DANFORTH AVE. E OF COXWELL	23	\$1.75	\$10.00	\$5.88	\$130.00			\$204.00 other		1111%	79% 9	376	39% 9%	33%	958			46%	44%	10%	\$ 39,340.00	-15.31%	-23.58%
#	COLLEGE	\$ 62	\$ 97.18	\$ 89.00	\$1000.	\$188.80		o		*Evering Max 98 00 Sun-Thurs (Spin-Zein), \$10.00 Fin.Sal (Spin-Zein)	48%	39%	25%	28% 14%	18%	13%			\$ 14	46%	13%	\$ 81,954.00	46.81%	-49.68%
118	255 KE HHE DY AVE. & GLE NDONWYNNE RD.	8	\$1.50 Not	No DayMax	98.80	\$355.80		¥			9,59	12%	10% 50	50% 5%	39%	7,5			13%	75%	12%	\$ 107,611.00	-80 24%	-46.49%
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ATTACHMENT 1	PROPOSED RATE CHANGES AND JUSTIFICATIONS
	PRO

7.0							_			_		_			_		_	_														_	
AUC VTD DIfference 19/26 CP	-27.72%	43.59%	.19.86%	-49.36%	-51.56%	-54.21%	48.44%	-44.38%	48.97%	85 85°	.59 69%	41,03%	-51.18%	46.75%	48.57%	48.70%	47.10%	-50,98%	A 88 17-		41.82%	43.67%	-53.59%	-23.45%	-32.49%	28.89%	.34.27%	-28.51%	48.98%	-65.39%	-45.03%	-48.89%	47.99%
JUC YTO % Difference 19/20 REV	40.77%	44.05%	30,77%	48.84%	-51.19%	43.91%	48.05%	49.35%	45.35%	41.31%	59.38%	438.85	-51.21%	47.71%	46.01%	48.85%	-50.65%	-65.00%	68.07%		39.52%	45 02%	-50.16%	310.81-	.22.78%	5 Y X	30.17%	-24.13%	45.84%	-64.11%	45.31%	47.28%	-52.70%
Night REVYTD AUG AUG YTD %, AUG YTD 9 SEZE 19/20 REP 19/20 CP	44,739.00	57,280.00	7,417.00	27,800.00	27,773.00	46,308.00	38,435.00	120,702.00	33,160.00	20,188.00	32,032.00	41,263.00	32,521.00	03,776,00	69,426.00	70,602.00	35,030.00	27,199,00	0.257,7		85,405.00	29,742.00	27,224.00	27,963.00	17,101.00	14,892.00	10,713.00	7,884.00	27,673.00	139,392.00	19,733.00	13,513,00	73,146.00
M REV	10% \$	10	*	100	ya.	16% 3	14% \$	6% \$ 1		w		100	29.8					5		18				n.		-	w	ss.	w	**		13% \$	
CARS floring Nigr	71% 10	70% 11%	47% 41%	70% 20%	85% 18%	72% 16	50% 14	83% 61	50% 13%	59% 14%	79% 12%	40% 0%	82 23	878 178, 2398	50% 30%	48% 29%	16%	8.8		54% 43%	49% 14%	81% 9%	92.8	40% 23%	65% 20%	\$7.8 17.8	50% 33%	53% 35%	31%	85% 26%	53% 40%	26% 13	86%
.e	10% 7	10% 7	12%	10% 7	17% 6	12%	38.8	10% 8	2006.	27%	26	9.75	88	10%		23%	75%	24% 6		4%	× × ×	10%	13% 6	18.00	15% 8	38	3,271	12% 5	9 %0	36	8% 5	61%	9.8
Month y Quota																																	
GES Monthly Rate		\$300.00	\$75.00	\$135.00	\$195.00				\$120.00		9368.88		\$135.00	\$240.09	5210.00		\$135.00		\$105.00	\$105.00		\$300.00	\$75.88						\$150.00				
D CHAN Other Rate														Ħ																			
Evenin g Max.									1					Ш	1			L															Н
1/2 Day Hour Max. Rate Max.	_		H			_	H	Н	+	+	+	┞		Н	+		H	H			Н				H			H					Н
₹	14%	528	86	6%	5	17.86	13%	35	18%	1 1 1	ž.	10%	8	882	8 8	* 8	10 00	338		1g 2g	19%	\$	ď	15	13.96	16%	28 20	48%	10%	9,0	30.8	16%	21.80
Ser, Sur, Sur,	%,98	39%	100%	40%	20%	34.85	30%	24%	32%	3 ⁶ 53	15%	20%	73%	49% 87%	-	43%	45%	18%		24%	23%	47%	38.8	108%	62%	**	85%	10237	4.8	8.95	72%	88	* 8
WIEKEN Seri. K Am	14%	1/2	960	15%	ř.	70.2	27%	201 3	30.8	1 1	36 0	27%	13%	30%	-	8 8	88	365		4%	% %	1 18	10%	82.8	8	3, 3,0	85%	85.8°	10 %	10%	% 99	42%	19%
Posi	202 9	41.8	126%	64%	27%	N. 99.W	8 57%	9,63	# W W	23%	29.6	42%	4101%	2 79 % 6 60 %	-	*69	88	28.8		8 8	31.85	A 70%	243	17.2%	118%	112%	136%	146%	7.69 Y	74%	6 117%	124%	8
BUSY WILKDAY Day Max. reak sage All Comm	14% 25%	21% 10%	196 29%	18% 21%	16% 26%	18% 37%	52% 22%	12% 16%	1078 1078 44% 3276	28% 31%	766	821 808	14% 16%	735 1735 3876 2155	-	45% 37%	21% 24%	7% 24		1% 44%	43% 36%	18%	25% 22%	27.78 878	22% 21%	**	11%, 26%	26% 27%	25% 24%	12% 0%	11% 39%	50% 20%	20% 19%
BUSY W Peak Usage	1 3,25	70% 2	110%	62% 1	30%	1838 1	78% \$	1 25%	808	43%	1688	8,66	819	800		×63	55% 21	828		10%	4 4 52%	24 15	43%	116% 7	44% 2	* *	35%	2 2	2 20%	1 100	21%	819	66%
Cormonts		In prode by to Egiston Crosdove, rates are not being educted. MP rate acagned to reference.	'24 hour rolling max. MP rate assigned for reterence.	MP rate assigned for reference.	Incremental increase Day Max approved up to \$14.00 2019 RR. **No Day Max SatSun/Hot Other permit applies to weeking applies to weeking applies to weeking applies.	Other permit rate applies to overright permit	*Incremental increaseDay Max approved to 10 510 00 2019 RR	"Weekday MP rate.	MP rate assisted for retrepose *No Day Max Set and Sun Pam-Specia arrangement MP currently issued, MP rate	assigned for reference	No Day Max Mon.Sun (Ben. April) Evening Max \$5.00 (Spn. Jen.), MP rate assigned for	in proofing to Egistion Crossbown, rates are not being adusted	Vincentential increase Day Max approved up to \$10,00 2018 RR. MP ride assigned for	MP rate assisted for reference	MP rate assigned for reference,		Other MP applicable weekdays only MP rate		Lot tervioring activool, school year refer. Teechren profring weekeling caring activool year, Open to patical Laboral Day to Canada Day (Moon-Thurs Open-Gam, Fri (Spin-Mico Bam), "Day Mico, applicable Satisfactivity, Calone Mico Fri Tem Spin. MP rate assignment For reference.	Summer rates applied Canada Dayto Labour Day 24/7: MP rate assigned for reference		MP rate assigned for reference.	*SatSun No Day Max. Other MP rate applicable weekdays only MP rate assigned for retreace.						Incremental incresserial Hourrate approved up to \$2.00.2019 RR. **8 hour Ruling Max. MP rate assigned for reference.	Incremental increase Half Hour rate approved up to \$2.00.2019 RR	Weekend Day Max \$3.00 "Weekend Evening Max \$3.00. Usage highly fuctuation	"Weekend Evening Max \$3.00.	
Tenant Rate / Other Rate					\$128.88 other	\$50.00 other											\$95.00 coffue				\$65.00 tenant		\$55.88 other										
ADHTHLY PLEMI	t	8				0)	7	10	ω	10		*		P	L	8	2	-			13		N			(#C				.0	4		0
			L			•			L		H						L	0			•												0
Rete	\$95.00					\$95.00	\$155.00	\$155.00*	L	\$70.00	L	\$140.00		\$100.00	\$50.00	\$48.00	L	\$100.0			\$140.00			380.00	\$60.00	\$85.00	00 08\$	\$80.00		\$205.00	\$60.00	965.00	\$130.00
ing Other n Rate	00	Q	-	0		0.	0	0	9 9	9	9	0	0	20	0 9	9	9	00	9	9	0	9	9	9	0	9	9	00		9	/0	100	9
RATES Evenin Asx. Max. Spm (Spm Zem)	ax \$3.00	ax \$5.00		\$6.00	No \$7.00	ax \$4,00	\$5.00		95.00	2 2 8	ax \$5.00	\$6.00	\$6.00	25.00		24 8	\$5.00	94.00		16.00	\$6.00	45.00	\$5.00	13.00	\$3.00	\$300	0000\$	\$3.00	22	00.28 xa		П	
Day!	NoDa	No Day Max	\$5.00	99.00	\$13.88 "/ Ho Day Max "*	No Day Max	\$9.00.		SS.00 / No	-	No Day Max	\$7.00	\$9.00	No Day M	2	8 8	89.88	No Day M.		87.00	\$11.00	No Day M.	\$5.88 / No Day Max *	15.00	15.00	85.00	85.00	\$5.00	. 810.88 ··	No Day Max	\$4.00 / \$3.00	14.00	37 \$1.50 No DayMax
1/2 I Hour Rate	\$1.00	\$1.25	\$1.00	\$1.75	\$2.00	\$1.00	\$1.50	\$1.50	91.25	\$1.50	\$1.50	\$ 12	\$1.75	88	\$2.00	81.50	\$1.50	\$1.50	87.18	\$1.25	\$2.00	84.76	\$4.25	\$1.00	\$1.00	81.00	\$1.00	\$1.00	. 52718	54.75	\$1.00	\$1.00	\$1.50
Space	30	M. 28	2	17	\$	23	27	8	8 8	8	8	33	8	RE	+	8	8	24	8		8	×	2	R ×	z	*	2	10	10	£	88	18	1 1
Carpark Addresss	SALEM AVE.	912 E GLINTON AVE, W.	28 PRESCOTT AVE.	77 GOUGH AVE. N OF DANFORTH	6 SHE RWOOD AVE.	141 GREENLAW AVE MACKAY	OF BANGFORD AVE. N	265 WILLARD AVE. WINDERNERE	375 CLIM TON AVE. 573 GERRARD STE	12 WOODYCREST AVE.	25 GLENFOREST ROAD	SHE E CLINTON AVE. W.	LOGAN NOF	1325 QUEEN ST.W	453 SPADINA AVE. 18 OSSINCTON AVE.	144A/148 HARRISON ST.BOVERCOURTRD.	17 HAMMERSMITH AVE.	737 RHODES AVE.			658 MT. PLE ASANT RD.MILLSDALF E	853 & 861 GERRARD ST. E (GERRARD ST. E BROADVIEW)	268 RHODES AVE.	168 WOODBINE AVE, ASS BOARDWALK DR.	192 BOARDWALK DR.117 JOSE PH DUGGAH RD.	116 JOSE PH BUGGAN RD./119 SARAH ASHBRIDGE AVE.	118 SARAH ASHBRIDGE AVE./119 WINNERS CIRCLE	STEWNINERS CIRCLE	167 BE ATRICE ST.	15 PRICE ST.	1167 EASTERN AVE.	1141 EASTERN AVE.	204 1117 DUNDAS ST.W OF OSSINGTON
CP #	130	131	133	137	139	141	100	143	1 1	45	3	155	156	157	ž 3	2	170	173	ş		178	178	180	183	181	485	186	187	10	195	200	202	1

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	JUSTIFICATIONS
ATTACHMENT 1	RATE CHANGES AND
	PROPOSED

15 15 15 15 15 15 15 15		Count	Rate	ł	7ams	Ē	Į	ł	ŀ	Rate		İ		ŀ	odeso	neage	2	Rate	Max. g Max. Rate	Rate	Rate	Quota	,	*	-	2020 1920 REV 1920 CP	19/20 0
10 10 10 10 10 10 10 10	70 DISTILLERY LANE				\$16.00*		\$216.4	1.00	10	\$1.45.00 other ***		3936			0.010		14%					*-	801	\$258 3038	\$ 175,439.00	.00 46.39%	-43.76%
15.00 15.0	71 FRONTST. E			1500	-	8	\$130	00			*Incremental increaseDay Max up to \$18.00.2019 RR: "Weekend Day Max \$7.50.	45%		-		g	25					9	63% 3	36% 12%	% \$ 132,182.00	38.03% 00:	-41.88%
15.00 10.0	818 YONGE ST.			_		00					*No rememble increaseDay Mexapproved up to \$15.00 from 2018 R. R. MP rate designed for reference.	24%					13%				\$100.00		30% 4	43% 211	21% \$ 90,676.00	.00 46.16%	.17.47%
150 150	MOFILETST (ATTENDED FOR			-	1815.00.1	•	-	98			112 hour rolling max. **Event Rate to be determined on on event-by-event basis:	%60	-	_		_	É					2	74% 1	14% 12%	\$ 224,768.00	320 SE 000	39.05%
	1830 KING ST. W., WOF SHAW	4		-	100	8	8478	1000			Incremental Increase Day Max approved to to \$15.00 2019 RR	1936	-	-	_	_	_	Г				4	48% 2	28% 24	24% \$ 141,782.00	.00 41.97%	-45,74%
15.00 15.0	242 BANFORTH AVE.					90					MP rate assigned for reference.	88%	-	_							\$5.10.00	-	16% 7	72% 12	12% \$ 67,113.00	.00 43 88%	.45.54%
1.00 1.00	ZET RUSHTON RD.	_				8					Opened Feb 8 2019 MP rate assigned for reference.						338		- 60		\$120.00	-	14% 5	57% 29°	28% \$ 11,378.00	.000 -37.58%	-42.44%
15.00 15.0	DIS BROADWEW AVE.					8		-	n		Special arrangement MP. MP rate assigned for reference	82.09	_	-	-	-	16%				93.090.8	-	18% 7	72% 776	s 10,443.00	.00 46.33%	-40.00%
150 150	N COOPERAGE ST.	1			. 00'05		\$170	8			12 hour rolling in au percennental increase approved up to \$10.00 2019 RR. MPs sold above quicks must be authorized by property country.	1016				-	ę					69	828	31% 10%	X \$ 09,480.00	100 60 25%	59.40%
15.00 16.00 m/s lets 16.00 16.00 m/s lets 16.00	13 TANNERY RD.	-		-	-	8	\$130	90	-		MP soid above guids must be authorized by property owner, 10 spaces reserved for	Ŕ	-	-	_	-	£	T				-	35	56% 27%	% \$ 15,981.00	39.88%	38.97%
15.00 15.00 15.00 15.00 17.0	BROLLING MILLS RD.	4		-	_	8	\$18B	2	4		property covers	4334	-	-	_	_	10 th	Т				-	24% S	51% 25%	8 38,015.00	30 41.11%	387.85
\$10.00 \$	64 BOCKSIDE DR GEORGE BROWN	1				8	9(2)	8	47		Southeld and secontrolled locally. Non- Conducted and secontrolled locally. Non- pathod portion of groups in the electricial vehicle position, not life? holders. Revenue and one powted under Controlled Facilities "Na concernal less essan Doy Max up to \$20.00.2019. RR.	24%		_	100	_	30%					5	79%	21%			
\$1.00	891 EASTERN AVE.	- 2										%8		- 20	E2	-	760				9435.80		12%	71% 16	16% \$ 9,814.00	.00 -80 89%	*0505
\$1.00	292 BRUNSWACK AVE.					Sight.	L	H	64		Special arrangement MP, MP rate assigned for reference.	350	-			-	-				\$540.00	+	8 201	61% 29%	% \$ 35,138.00	.00 57 40%	-56.09%
\$1.50 \$1.0	373 FRONT ST. E	-	64 / 450		- 3						Two different space courts for Summer and Writter due to Christmas Market. 14 hour rolling max. Usage highly flustrates based or events. MP rate a sistered for reference.	% %			100		10%				\$160,00	7	7	71% 16%		35	45.43%
\$1.50 \$1.0	OUEENS OUAY E	-1	Т	ш	1	8	1	+	+		MP rate assigned for reference	100%	84%	107	36 40%	75%	20%	t	1	1	\$225.00	1	486	94	\$ 232,948.00	000 -17.11%	-23.01%
1.5 1.0	IS LAKE SHORE	3 0			520.60 •	4					"linc centential increaseDby Mino approved to be 24.00 CD19 RR, with 24 hour reling max."Event rates to be determined on an event-by-event basis. MF rate assigned for interance.	%		-	1000		*				\$300.00	4	47%	30% 23%	K \$ 266,220.00	(0) 555%	6.54%
\$1.00 \$1.0	136 WINE VA AVE.			_	-	90			_		Opened Feb 19 2019, MP rate assigned for reference			_		_	-				\$105.00	*	14% 7	75% 117	11% \$ 22,544.00	31.05%	-27.83%
\$1.00 \$1.5	18 KINGSDALE AVE.					. 00	\$165	98	0		"Week and Evering Max \$3.00.			\rightarrow		\vdash	-					6	6 %16	\vdash	**	-	\rightarrow
\$1.50 \$17.54 \$1.	246 BROOKE AVE.	1	25	ш	Т	8	\$138	88	15			199	-	28.	100	31%	18%	t	+		t	1	988	64% 8%	8 92,028,00	34.27%	-35.363
\$1.00 \$1.0	IB EMPRESS AVE.				A CONTRACT OF		\$498	8	\dashv		*Incremental increaseDay Max approved tup to \$18.00 2019 RR. "Day Max Sunday \$3.00. "Evening Max Weekend \$3.00.	474	_				\$					-	34	34 34 34 34 34 34 34 34 34 34 34 34 34 3	% \$ 149,396.00	.00 52.39%	-50.65%
	BHARLAHDALE AVE.					8	Щ	16	_	\$110.00 other	Other MP rate applies to overright permit. Mon-Fri (4pm-2am), Sat/SunMol Available. 24 hours. MP rate assigned for reterrnor.	***	_			-	%				\$255.00	e4	27% 4	47% 26%	\$ 251,603.00	-80.75%	-52.71%
15.5 15.4 15.0 15.4	IS BEECROFT RD BEECROFT GARAGE)				_		052\$	00,	×		Controlled and uncortrolled facility. Yveskend Day Max \$5.50 "Vveskend Evering Max \$4.50. Revenue and care now est under Controlled Facilities	7%		-			ğ						11 1508	18% 2%			
1.5. 1.5. 1.5. 1.5. 1.5.	1880 AVENUE RD. (ROL.					00	590.	90	6	\$65.00 Office	Other MP rate applica to overright permit.	56%	_		_				- 20			6	36% 6	69% 69	6% \$ 23,037.00	00 43 08%	-50.84%
15.0 15.0	11 FINCH AVE.W					/00		_			"Weekend evening misc. MP rate assigned for reterence.	\$65	-		_	-	-				\$225.88	-	25.00	53% 40	40% \$ 119,878.00	.00 57.37%	-54,11%
15.00 15.0	3885 YOMGE ST.	_	$\overline{}$	_		00	\$100	8	L			_	-	_	-	-	Ng.					2	21% S	50% 29%	% \$ 80,455.00	.00 86 80%.	87.99%
\$1.00 \$1.00 Per No. \$1.00 \$1.00 Per No. \$1.00 Per No	68 SHEPPARD AVE. W	4	$\overline{}$	\vdash		8	\sqcup	H	H		MP rate assigned for reference.	_	\rightarrow			-	18	П	Н		\$210.00	95	52% 4	41% 79	7% \$ 30,353.00	.00 .45.58%	-48.47%
1.2 1.2	SBST YONGE ST. S.E. CORNER YONGE & BISHOP AVE.					8					MP rate assigned for reference.	34%			115.77	4000	Ŕ				\$100.50		7 201	76% 14%	% \$ 20,021.00	968 09 00	405.55
15.00 15.0	2170 BAYMEW AVE.			\$2.50			H		H		12 hour rolling max. MP rate assigned for peterence		-		-						\$225.00	4			4% \$ 122,093.00		-51.19%
\$1.50 Including \$6.00 \$1.00	REHWEW BLVD.	1.	_	11.25 No		00	\$100	00	18	\prod		41%	-		+		10%	\dagger	+		T	1	828	84% 89	8 32,320.00	00 51.17%	-50.65%
\$1.50 No.DeyMax \$6.88 \$1.00 Conduction but year 40.78 \$1.78 \$1.9	PRINCE EDWARD			\$1.25 No		90	\$100	88	00	\$55.00	Other MP rate applies to overright permit.												16% 7		6% \$ 25,291.00	100	.54.54%
85.5 NO Depilors, 18.58 ST 27.5 To Section 10 The 150	12 WILLINGBON BLVD.	-	-	\$1.50 Nc		90	\$100	99	10		Construction last year.	_		_		_		П			П	-	11% 7	77% 13	13% \$ 90,776.00	.00 42.80%	-38.47%
11.35 NOD-W.M. 16.30	WILLINGBON BLVD.			\$1.25 No.		90	8100	90	69	200	Other MP rate applies to oversight permit.							П	-			-	11% 8	80% 89	9% \$ 105,754.00	.00 52.02%	-52.49%
and the same was former and th	S24 ROYAL YORK RD.	-	11	\$1.75 Nc		90	8120.	90	4	Н		%98 %	37% 5		% 28%	45%	31%			7		-	7%	78% 16	16% \$ 13,855.00 -54.81%	.00 -54.81%	-57.65%

	AUG YTD % Dafterence 1920 CP	-51.27% -45.36%	18.11%	-48.22%	-24.35%	-55.43%	-58.10%	0.00%	-48.75% C1.055%	46.25%	-64.37%	275%	-56.32%	-43.63%	27.6.6.79	-19.00%	-29 00%	-57.91%	-38.57%	-22.07%	13.04%	-32.16%	-32,72%	-47.58%	-32.75%	-47.09%	\$ 60 Pc		-39.26%	-63.40%	***	-44.06%	-37.41%	-38.32%	-62.30%	-22.54%
	AUG YTD % AUG YTD 1 Diffmense Differense 1920 REV 1920 CP	-51 06% -45 06%	24.13%	47,11%	22.55%	.61.04%	41 91%	7.35%	20 18%	39.10%	401.20% 26.73%	3,68%	-80 70%	-62.90%	14 00%	49.77%	28.87%	-57.18%	-38.89%	.19.26%	24.27%	47.01%	-15.00%	-40.01%	30.57%	35.48%	19.19%		38 36%	44.30%	45.28%	45.30%	24.31%	-28.91%	462 78%	14.50%
	TID AUG DI	0.019.00	1,142.00	8,248.00	11,118,00	57,108.00	4,512.00		7,790.00	-	1,285.00	13,089.00	34,177.00	27,088.00		10,346,00	11,067.00	62,869.00	26,451.00	73,894.00	2,243.00	3,020.00	26,202.00	11,110.00	_		69,647,00		13,992.00	45,121.00	5,923.00	0,752.00	8,185.00	6,058.00	44,929.00	35,937.00
	Night REVYTD AUG	\$ 54.00			46	**		49			~ ~	w		,	4_	*		40	wh	**	in	**	~	10	uh.	ee :		_	n	10-		**		m	w	15% \$
	Afferno Nig	30% 16		53% 27%	44% 10%	59% 16%	56% 20%		52% 16%	+	75% 57 100% 00	33% 58%	\$25 41%	85% 778	+	41% 14%	828 7%	64% 7%	28% 28%	23% 8%	H	-	64% 21%	57% 32%	-	-	47% 274		27.85.77	20 ST	48%	20	202	41% 20%	49% 0%	64%
	Day of	500		30%	46% 44	23% 56	25% 59		32%	1		8	34%	93.0	+	44 % 4	41% 52	29% 64	15% 56	23	-	936 91	14% 64	14% 52	-		47%		21% 72	7. %SZ	*	25	12 E	39% 41	42%	23.88
	Monthi B y Quota	1 4 5		*	4	84	20		N N	-	K 0	0	in.	* 1	1	*	-	89	#	a			7	+		+	*		2	K	14	-	8	8	4	74
	after after			\$240.00							\$600.00	\$30.00	\$540.00	\$2-10.00			\$75.00					\$240.60		\$240.00			1			8435.00	\$435.00	\$90.00	\$30.00	875.88		
	PROPOSED CHANGES Everin Other Mot g Max. Rate R																																			
SNS	Everin g Max.	Щ									Ш	1			1											1										
ATIC	12 Day Hour Max.	Н			H		-		H	+	Н	+		+	+	+			-		H		Н		+	+	+	-				+		Н	_	
읪	₹	37%	2	ž	15%	×	g		14%	1 88	22	ž	É	1.26		× × ×	4.9	% 9	10%	8,8	80%	š	š	820	3 ⁸	27%	\$ 12		£	É	ž	13%	É	8,0	*	42.94
JST	WEEKEND USACE Sat. Sum. K All Posk pe All Usege	20%		÷ %	17%	10%	25		30.8	22%	10%	*2	17%	42%	8	43%	18%	366	17%	13%	\$,08	\$02	13%	16%	49.%	38.36	8		13%	85	8	32%	Ľ	475	ķ	% 65
410	AII AII	33.%		×	22%	8	35		376	-		K	Š	3%	+	888	20%	%9	13%	35.85	80%	š	*6	9.5	_	-	ge IR		12%	Š	š	23%	ś	4%	*	40%
ANA	P P	18 18 18 18 18 18 18 18 18 18 18 18 18 1		45%	24.85	16%	12%		38 38	-	12%	87.%	16%	81.8	+	46%	\$23%	17%	27%	% %	%00	24.8	14%	30%	-	_	49%		38.38	É	É	358 258	É	85	*	2 %
	KOAV sy Max.	8150 8150 9150		%	*65 *	16%	16%		32%	_		86	K.	48	+	8 98	18%	24%	35%	407,		%	84%	É	_	_	200	_	411%	É	8	10%	ğ	9,0	100	6 64%
일일	BUSY WEEKDAY Day Max. Peak Usage All Corn	% 24% % 69%		12% 4%	30% 27%	27% 9%	18% 3%		24% 14% 57% 44%	_	47% 5% 5% 7%	38%	48% 7%	8.9 8.09	+	77% 63% 80%	78% 54%	31% 19%	27% 16%	\$18 81%	H	17% 0%	11% 9%	22% 3%	-		90% 79%		53% 28%	10% 5%	*	25	31% 0%	976 476	\$\$ \$	96% 42%
ATTACHMENT CHANGES AN	8 5 5	32	De Sa	**	8	22	#		3 0	37 5	+++		10000000	3 5	2000	_		E	_	_		-	£	2	25	_	-	new 020			0.000	8			in .	8
ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS	Companie		ny and display 2020 to be ope 2019 RR.	Other MP rate applies to oversight permit during week days Mon-F it, WeekendsMoldays 24 hours. MP rate			*24 hour rolling max. MP celvice	MP only lot.	24 hour rolling max	24 hour rolling misc.	AP rate assigned for reference. 24 hour rolling max.	effernce.	No Day Max verekday Zam-Spm, Day Max verekends \$5.00. Evening Max rates apply Spm-Zam, MP rate assigned the reference.	MP rate assigned for reference.	14 pr roung max Other MP rate applies to Humber Comm	Seriors Home, In proximity to Eginton Crosstown retes not being adjusted.	in prozenty to against it costoom releases to being adjusted MP risk assigned for obstation.			In proximity to Egiston Crossbown rises not being adjusted. MP rate assigned for relatence.	MP permit only lot.	*No Day Max Zam. Zam. MP rate assigned the elerence.	24 hour rolling max.	No Day Max Sam-Spm, MP rate assigned reference.		in provin by to Eginton Crosstovin rates not	being adjusted. MP rate assigned for eference.	Site is currently being redeveloped and new facility expedded to open in November 2020.	in proximity to Egiliton Crosslover rates not being adjusted. MP rate assigned for reference.	Day Max Sam-Spa, "Free afer Span Mon- Fri and all day SidSun, in proximity to Eginton Crossbown refers not being adjusted MP rate assigned for reference.	Day Max Sam-Spm - MPree after Spm Mon- Fri and all day SidSun, in prodeinty to Eighton Crossbovan rides not being adjusted MP rate assigned for reterence	AP rate assigned for reference	24 hour rolling mac. In provintity to Egirton Crossfown rolles not being adjusted. MP rate assigned for reference.	12 hour rolling max. Opened Feb 26 2019 MP rate assigned for rethrence	24 hour rolling max.	24 hour rolling max
PR	Femant Rate/ Other			\$55.00 other											675.00	office			8 .										V 22-5					3 - 1		
	Sold	11	40	+	0	6	- 40	10	7 0	. 40	2					¢		9	40		1		11		6	us .	40								n	2
	MONTHLY PERMIT	R 2 2	9	40	8	Remove	Remove		4		15				2	8					12		\$		10	10	s									8
	Rate	00'095	\$560.00		\$75.00	\$130.00	\$58.80	\$65.00	\$60.00 \$40.00	\$60.00	955.00				3/0.00	\$65.00		\$120.00	\$110.00	\$100.00	\$50.00		858.00		865.00	\$55.00	578.00	\$70.00							\$45.00	868.00
	Other	Щ			L						Ш	1	200.00		L								Ц							r	1	Ц		Ц		Щ
	Estaning Max. (Spm	\$2.00		\$200	\$3.00	\$4.00			800		88.00		\$300	\$4.00		\$2.00	\$3.00	\$5.00	\$4.00	8 2				\$3.00	\$3.00	\$2.50	\$300	\$3.00	\$3.00			\$300				
	RATE S Day Max. (Tam Sprie	0025	.00755	No Day Max	\$4.00	No Day Max	65.00 *		65.00	\$5.80	\$2.50 No DeyMax \$1.00 \$5.00*	.0095	No Day Mac.r \$5.00*	No Day Max	.000	8	\$5.00	\$7.00	\$7.00	\$6.00		\$1.00 No Day Max*	\$4.00*	\$1.00 No Day Max	20.20	\$4.50	\$2.00	\$5.00	\$5.00	.00'8\$.006\$	\$6.00	.00%	\$5.00	\$5.00	.00'\$\$
	4/2 Hour Rate	0014	\$1.00	81.00	\$1.00	\$1.50	\$1.00		81 00	\$1.00	\$1.00	81.00	\$2.25	\$1.00	3	\$1.00	\$1 00	\$1.00	\$1.00	\$1.00		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$2.00	\$2.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
	Space	25	8 8	z	¥	8	38	E.	23	2 2	22	S	R	25	9	47	14	113	88	8	1	£	8	S			8	33	R	109	*	23	12	8	192	8
	Carpetk Address	507 66 THIRD ST.	105 FOURTH ST.	3239 LAKE SHORE BLVD.	120 SIXTH ST.		575 ROYAL YORK RD. 139 ISLINGTON AVE.	-		(BAYTON LANE LOT) 26 ROYAL AVON CRES.				AVE.	$\overline{}$	1169 WESTON RD.	<u>z</u>		GDNS.	100	14 MOULD AVE. N. OF ST. CLAIR				OF ROGERS		4 SHORTI ST.	1607 ECLINTON AVE. W.	1534, 1533, 1535 EGLINTON ANE. W.	2709 ECLINTON AVE. W.		2053 DUFFERIN ST.	2623 EGLINTON AVE. W.	4 ROSEMOUNT AVE.	AVEBUSHBY DR. F OF MCCOWAN	797 BLANTYRE 797 AVE.# SALLINGBROOK S OF KINGSTON
	9	205	58	\$10	£	512	513	915	649	929	225	533	99	602	2	2	299	653	654	999	959	259	859	899	99	5	2	199	585	899	699	670	574	675	86.	787

ATTACHMENT 1
PROPOSED RATE CHANGES AND JUSTIFICATIONS

CP #	Carpark Address	Space	4.2	Day Max.		Other	Dade	Charles South	3	Tenant Rate/		Correspondis	Peak	Peak Corner		Sat.		Sun.	1/2 Day	Evenin Other Mon	Monthly		Day After	Afferto Nig	HIGH REVYID AUG	TO AUG A	AUG YTD % AUG YTD % Difference Difference	AUG VTD Difference
				(Yaem Spers	€.2		Maria	and and					Usage	₽	Ď.	Usage All		Usage All	Rate Max.	g Max. Rate	Rate	Quota	*	- 1	*		9.20 RE V	19.20 CP
20 Z	705 284 MILNER AVE. 707 1530 MARKHAM RD.	8 2	\$2.50 N	No Day Max	\$300			1			MP rate assigned for reference MP rate assigned for reference	or reference or reference	14%	8 80	0% 0	0.00	85 G8	8 8			\$129.00	7 7	22% 77% 18% 82%	77% 17% 82% 0%		23,236.00	-51.61% -62.57%	-52.16%
_				\$500.		L	950.00	8	10		"24 hour rolling max	9	9,09	-	97%	80.8	-					1	17% 80%	16 16	,	-	9888	.1031%
710	100 GRANCE WAY AVE. BUSHBY E OF	214 \$	\$1.00	.00'5\$					L		*24 hour roling ma reference	24 hour roling max. MP rate assigned for eference	14%	8	9%	476	28	85			\$75.00	- 65	95.8 14	14% 4%	**	62,615.00	50.90%	%30'65-
111	158 BOROUGH DR.	16 \$	\$1.00 N	No Day Max.*				Ц			*No Day Max Sam reterence	No Day Max Sam Apm. MP rote assigned to elerence	16%	18	0.20	976 0%		4% 0%			\$240.00	16	32% 84%	43		7,322.00	42.73%	-62.44%
181	AND STATEMENT OF THE STATEMENT OF STATEMENT	\$ 636,500	00 25	**************************************	eres	egraci egraci	00 40 40 40 40 40 40 40 40 40 40 40 40 4	ayeen fe	18	our Day am	Operated year rou due to regule shell "Incremental inci up to \$20.00 2018	CVECKATA Day but weekend be Labour Day amonday. Date as the course hallow and Profess. CRAMA \$150,000 18 The breaghest where their parts of the course of	74 38	15%	40%	9 851	26 21	20 20				76	38	12. 14.5	wh	376,417,00	51 29%	25 88 88
8	LAKE SHORE WOODBINE PARK - 1675 LAKE SHORE BLVD, E	8	80 15		\$5.00	19.00					"Mon-Fri tee patking before Spri Spm-Spm, "Sat/Sun-Mol Max 9 No overright parking 12em-Sen	Mon-Fri tee parking before 5pm, Night Max ipm-8pm - MSetSunMol Max Sen. 11:59pm to overnight perking 12em-6am.	828	18%	5% 12	128% 3	3%	104% 2%					35	58% 44%		118,478.00	38 49%	.39.29%
ĕ	ASHBRIDGES PARK - 20 ASHBRIDGES BAY PARK RD.	270 \$	31.00		\$5.00 *	19.00 **		-		7	"Mon-Fri Tee parking beto Spm-8pm, "Set/SunsHot No overright parking 12am	Mon-Fri tee parking betze Spin, Night Max pin Spin. "SatSunMol Max Sein. 11.5 Spin to overright perking 12xm-Sein.	38.8	7%	5% 10	100% 21	2%	28. 28.			A)	0	0% 48	49% 51%	14	70,974.00	-42 50%	.40.99%
382	2001 LAKE SHORE BLVD. W.	8	31,00		\$5.00.	00 st			4 :		"Mon-Fri hen posking before Spri Sprii-Sprii." Sat/Surshot Max 9 No overright preking 12em-Sen	Mon-Fri the posting before 5pm, Night Moo Ipm 8pm, "StatiSunhto Max 9am-11:58pm to overright pesting 12am, 6am,	45	g	0 %9	50	8	80				0	30	37% 63%	,	18,263.00	450.084	-78.88%
180	ZBB1 LAKE SHORE BLVD, W.	187	90 18		\$200	** 00 6\$					Mon.Fri tee paking before Spr Spm-gpn. "SatSunHol Max 9 No overright paking 12nm-Sam	Mon-Fri the peking before 5pm, Night Mao pan-apm. "Satissanthol Max Sem-11-Signs to overright peking 12km-8am.	41%	11.8	2%	8	*	1% 0%				9	26	445, 56%	W	25,236.00	-76.15%	-6984%
200	1575 LAKE SHORE BLVD. W.	1503	\$1.00		\$5.00 *	\$300					"Mon-Fri thee parking before Spring Spm-Spm. "Sat/Sun/Hol Max 3 No overright preving 12xm-Sam	Mon-Fit hee parking before 5pm, Night Mao Spm-Spm. "SatSunNol Max Sem-11:58pm to oversight perking 12km-5am.	26%	35 60	0 %6	70	260	50				0	.43	43% 57%	103	10,248.00	-88 69%	-83.23%
50	THILAKE SHORE BLVD.W.	8	\$1.00	\$11.00	:						Operated year rou.	perated year round. "Day Max Sam- 1 59th. "No parsing 12an 5.59am.	25%	18	100	1% 0%	-	1% 0%				n	26%	44% 30%	us.	52,707.00	86.21%	-60.63%
340	1095 LAKE SHORE BLVD.W.	120	\$1.00		. 00 \$\$	v. 00 6\$					"Mon-Fri ten posking before Spr Spin-Spin, "Sat/SunMol Max 8 No overright patring 12om-Son	Mon-Fri then pooking before Spen, Night Moo Spen. Spen. "StatiSunkhol Max Seen.11.5Spen Vo overright packing 12em-Seen.	13%	g	8 %9	20 %8	80	2,5				o	38	%29 %86		5,078.00	. 87 A7%	.59.54%
23	2235 LAKE SHORE BLVD. CHUMBER BAY PARK EAST)	238	81.00		.005	00 68					"Mon-Fri free posting before Spin Spin-Spin - "Sat/Sundhol Max 9n No overright parking 12xm-Bam.	Mon-Fri free porking before Sper, Night Man- Sen-Sper. "SptSunkhol Max Sem-11-Siger to overright peopling 12mm-Ban.	46%	%	5% 10	105% 47	47% 87	87% 31%				.0.	310	31% 68%	un.	87,764.00	57.84%	45.81%
55	2235 LAKE SHORE BLVD. (HUMBER BAY PARK WEST)	8	\$1.00		\$5.00	00 68					Mon.Fri bee paking betore 5pm 5pm.9pm. "SekSunHol Max Sn No overright paking 12am-5am.	Mon-Fri thee posting before 5pm, Night Mao Spin-3pm, "SabSuntHol Max Som-11:59pm to overright posting 12pm-5am.	17%	ž	35	67% 5	77 71	71% 28%				0	350	25% 75%	**	16,413.00	144.86%	163.06%
š	2235 LAKE SHORE BLVD. (HUMBER BAY PARK WEST)	144 8	81.00		\$6.00	00 6\$	10	8	5		"Mon-Fri hee pash Spon-Spon. "SeldS No overnight parkit sensoonal permits (charge for the Hum	Mon-Fri hee pathing before Spor, Nigglid Max Spordgen — "SadSunHold Max Stors-11 SSpor (to chernight pathing Short Sea, Issue 30 nessoon permits (cleamer carky) at \$0.00. cherge for the Humber Bay Saling Club.	38	8	86 86	% % % %	98 % 665	31%					38	44% 53%	w	40,001.00	89.29%	30.34%
£	2235 LAKE SHORE BLVD. OHUMBER BAY PARK WEST)	8	8 18		\$500.	9008					"Mon-Fri free parki Spon-Spon "SoalS No overnight parki	Mon-Pri tree pasting before Spin, Night Man Sem-Spin, ** SadSunkto Max Sam-11-Stem No overright pasting 12am-Sein	2605 2605	3,	10% 14	145% 66	25.99	114% 38%				9	37	37% 63%	w	13,760.00	79.21%	88 22%
855	2235 LAKE SHORE BLVD. (HUMBER BAY PARK WEST)	\$ 22	\$1.00		\$5.00	v. 00 6\$					"Mon-Fri tee paking before Spr Spm-Spm, "Sat/SuntHol Max 9 No overright paking 12am-Sam	Mon-Fri tee paking belore Som, Night Mao Spal-Spal, **SalSsunHol Max Som-11:Stem No oversight perking 12om-Som.	%29	13%	10% 14	140% 70	70% 116	110% 45%				0	0% 44	44% 56%		10,355,00	32.21%	21.21%
125	2235 LAKE SHORE BLVD. (HUMBER BAY PARK WEST)	01	\$1.00		\$5.00	00 68	8 .				Mon-Fri tee paking before Ser Span-Span .** Set/Surchtal Max Si No overright paking 12am-San	Mon-Fri fee paiking betore Spm, Night Mao Spm-Spm - "SatSundrick Max Sem-11 SSpm No overright parking 12am-Sam.	2,68	13%	71 27	176% 90	30% 16.	164% 62%					075. 47	47% 53%	64	00 299'9	27.84%	12.02%
8	S COLONEL SAMBEL SMITH PARK DR (ASSEMBLY HALL LOT)	Ø	8 18	Но Бау Мак	FREE	FREE					Operated year rou 3pm. Evening, we parking.	Operated year round. "No Day Max Zam- Spm. Evering, weekend, and holiday tree saking.	ž	ž	%	%	*	8				- 14	32.56	20 26	**	16,016.00	-80.07%	-59.13%
8	65 COLONEL SAMUEL SMTH PARK DR. (POWERHOUSE PARKING LOT 1)	210	N 00 18	No Day Max	FREE	FEE					Operated year rour 3pm : Evering, van parking.	perated year round. "No Day Max 7am- pm. Evering, weekend, and holidiny tree adving.	ž,	×6	950	8	86	%0				+	8 8	269% 0%	un.	15,791.00	46.14%	41.34%
534	15 MARINE PARADE DR.	16 3	\$1.00	\$9.00*							Operated year round. *Day Max 5a 11.55pm, no parking 12em-5.55pm	rated year round, "Day Max Sam- Spm, no parking 12en-5.58pm.	133%	38	1% 18	186% 51	5% 161	160% 1%				4	13% 56	55% 32%		32,978.00	251.73%	187.75%
202	1 DRIMLEY RD. (BLUFFERS PARK)	\$ 222	\$1.50		\$8.00	\$12.00					"Mon-Fri, the part Spin-Spin, "SadSu overnight parking 1	Mon-Fri, the parking betwee Spin, Night Mai Spin-Spin, "SalSun-Hol Max Sain-Spin. No overraght parking 12am-Bain.	25	22%	10% 12	128% 88	10.	104% 59%				0	0% 54	54% 46%	**	163,276.00	3.17%	4.42%
703	4 BRIMLEY RD. (DLUFFERS PARK)	128 8	\$1.50		16.00	\$12.00					"Mon-Fri, the part Spm 8pm, "Sal/Si overnight parking 1	Mon-Fri, thee parking better Spin, Night Mai Spin Spin, "SalSun/Hol Mac Sain Spin, No overright perking 12em-Sein.	64%	2876	7% 15	11 8881	114% 11	117% 69%				0	0% 57	57% 43%	**	102,179.00	15.41%	19.86%
502	1 DRIMLEY RD. GLUFFERS PARK)	8 891	\$1.50		88.00	\$12.00					"Mon-Fri, free part Spin-8pm, "SatiSu	"Mon-Fri, bee packing before Spin, Night Ma Spin-Spin "Statistical May Sain-Spin. No controlled residued Then Spin. No.	818	30%	5% 13	136% 10	103% 10	107% 71%				0	360	7,077		\$ 115,896,00	.45.79%	3671.26

Off-Street Rate Review 2020

POSED RAT	ATTACHMENT 1	E CHANGES AND JUSTIFICATIONS
	ATTACHMENT 1	RATE CHANGES AN

# dO	TIC Iools - Area so emore a sos - upstrated on so east of 11c. CP # Carpark Address Space 12 0. Court Heat (?s.	Space Count	1,2 Hour Rate	RAI ny Mex. m-Spm	Luening Max. (6pm	Other	Rate	MONTHL. Quota	MONTHLY PERMIT Quota Sold	I Tenant Rate / Other	Соптирия	BUSY Peak Usage	BUSY WEEKDAY Bey Max. Seage All Corrm	E	WEEKEN Sat. Peak All Usage All	SAT. Sun. SAT. Sun. K All Peak De Usage	Sun. Sun.	PROPOSED CHANGES 12 Day Everin Other Morethy Rute Max. g Max. Rete Rete	Month 0	Ooy Affern		HIGH REVYTD AUG "	AUG DHG 192	AUG YTD % AUG YTD % Difference Difference 1926 REV 1929 CP	AUGYTD S Difference 1929 CP
1	KIPLING SOUTH - 400 MINSTER AVE.	6738		*00%	\$2.00					Kato	*Plat Rate Mon Fri entities Sam Japan valid to Zam. "*Flat Rate Mon Fin Spin-Zam. NO P ARHONO Zam-Sam. FREE VIEEFAIND.	25%	É	ž	, j.	1 85 1	1		2	78% 20%	8	**	38,551.96	41.50%	-61.93%
286	ISLINGTON MAIN - 3330 BLOOR ST. W.	55		\$6.00	\$2.00						"Flat Rate Monf ri ertifes Sam-Som valid to 28m - "Flat Rate Monf ri Sun-2am. NO P ARIONO 28m - Sam. FREE VÆENEND.	3028	ğ	rg .	1	1	1		R	72% 25%	15 26	in	170,347.42 67	47 50%	1
ä	ISLINGTON - LOMOND - 20 LOMOND DR.	8		*00.78	001						*Flat Rote entities Sam Spm valid to 2pm 7 days a vicel. **Flat rate 3pm-2am 7 days a vicel. NO PARKING 2am Sam.	24.8%	ž	É	3% 0%	* *	86		8	2836. 41%	ž,	40	130,905.76 - 455	88.17%	-54 53%
\$	KEELE - 400 MDIAN RD.	187		\$5.00 *							*Flut Rote Mon-Fri entries Sam-Jam. NO P ARIONO 2an-Sam. FREE VÆEKEND.	38.6	%0	360	9	3	2		6	51% 44%	*	**	44,935.16 48	48 95%	-69.01%
1	WILSON MAIN - 50 WILSON HEIGHTS BLVD.	98		*00.88	**200 ***				i i		"That Rode Monifin estates Sam Opin volid to Dam, "Flat Rode Monifin Spin-Dam, NO PARIONO Dam, FREE VEEHEND.	36%	9,0	25	1	1	3		66	83% 7%	\$60	20	242,154.34 -62	62 70%	3
6113	FINCH WEST AS HENDON AVE.	1552		.00%	\$2.00						"Flat Rote Monifitiertees Sam Open velid to Sam, "Flat Rote Monifit Spin-Sam, NO P ARKING Sam-Sam, FREE VEEHEND.	24.8	É	%CS	1	1			Ø5	%SE %GS	%9 %	40	402,954.87 -69	- 980 65	-59.00%
12	FINCH EAST - 1810 WILLOWDALE AVE.	58		.0058	007\$						"Flat Rote Mont ri entres Sam-Som valid to Sam, "Flat Rote Mon Fir Son-2an, NO P ARIONO Sam-Sam, FREE VIEEREND.	21%	É	ğ	1	1	. 1		8	66% 29%	4.8		55,727,52	- 94.52% -	-64.05%
88	LESUE -2760 OLD LESUE ST.	102	\$2.00	- 00 /S							"I hour parking, "Day Max 7 days a veek and holidays San 2an, NOP ARKING 2an. San.	41%	g	40	17% 0%	8	4,0		G.	27% 38%	8	· m	05 25.716,09	- Star 200	-50.54%
914	BON MILS 1888 SHEPPARB AVE.E.	998		\$7.00							DayMaxMonFriSen-8:30am NO P ARRING from the time the mail doses to Sam	8.9	85	9,0	1	1	ı		10	100% 0%	80	100	44,477,16 83	403.5976	1
218	FLLESMERE - NEAR 1050 ELLESMERE RO.	8		.0015	*200		\$15.00	0	w		*Plat Rate MonFri entres Sam Spin valid to Zain, "Flat Rate MonFri Spin-Zain, NO P ARKING Zain, Sam, FREE VIEEREND.	17%	*59	35%	\$49 ¥49	% 828°	159		3	67% 24%	8	**	12,985.94 40	- 40550#	-34.10%
2	LAWRENCE EAST . MEAR 2450 LAWRENCE AVE. E.	8		.000\$	007\$						"Flat Ride Mont Fit entitles Sam-Spin valid to Sam, "Yllat Ride Mont Fit Spin Sam, NO P ARIGNS Sam-Sam, FREE VICEVEND.	411%	š	ž	1.	7	, I		6	90% 35%	\$		9,094.16 -68	68.12%	-60.21%
Ş	KENNEDY SOUTH - 155 TRANSWAY CRES.	659		* 00 98	\$2.00						'Flat Rate Mon-Fri entites Sam-Som valid to Som, "Flat Rate Mon-Fri Sen-Sam, NO P ARIGNO Sam-Sam, FREE VÆENEND.	24%	360	ž	11	2	0		45	99% 36%	35		114,272.59 49	7,66 64	-50.78%
228	WARDEN NORTH - 765 WARDEN AVE.	920		\$4.00*	** 00 2\$						*Flat Rote Mon-Fri entries Sam-Spin valid to Sam, "Flat Rote Mon-Fri Sam-Sam, NO P ARIONO Sam-Sam, FREE VICEHEND.	1/2	*60	ığ.	1	1	111		ř.	77% 21%	*	m	64,907.73 488	48 25%	15
823	WARDEN SOUTH - 701 WARDEN AVE.	191		\$5.00 \$	\$2.00.1						*Flat Rate Mon-Fri erthies Sam-Spin valid to Sam, **Flat Rate Mon-Fri Spin-Sam, NO P-ARIONG Zam-Sam, FREE VALENDIND.	388	750	360	1	1	1		ű.	38% 38%	ž,		52,743.84 58	58.27%	-57.19%
154	MCTORIA PK 777 WCTORIA PARK AVE.	573		\$4.00*	*2.00.						*Flat Rate Mont in entries Samidom validito Zami, "Flat Rate Mon Fri 3pm Zami, NO P ARIONG Zami, FREE VREENEND.	28%	85	%5	-	+	1		vii	51% 46%	% 3%	**	35,140.82 488	40.20%	-69.41%
\$2	KENNEDY - NORTH SERVICE ROAD - 2459 EGLINTON AVE. E.	199		*00'\$\$	\$2.00						*Flat Rote Mon-Fri entries Sam-Spin valid to Sam. "Flat Rote Mon-Fri Sen-Sam. NO P ARIONG Sam-Sam. FREE VIEEFEND.	*	*6	É	10	.0	207		×	%59 %9K	*	w	26,940.51 -71	71.32%	-71.45%
#27	BOWNVEW - 415 WILLIAM R ALLE H RD.	269		\$5.00	\$200						*Plat Rotin Mon-Eri entéres Sam-Sem valid to Sem. **Fist Rote Mon-Eri Sen-Sem. NO P.ARIGNO 2 ven-Sem. FREE VÆEHEND.	*	É	ž	1	1			W.	63% 34%	*		91,772.50 -72	72.79%	E
628	WILSON - TRANSIT RD. 26 TRANSIT RD.	. 73		\$5.00 %	\$2.00 **						*Flat Rate Mon-Fri entries Sam Spin valid to Sam "Flat Rate Mon-Fri Spin-Sam NO P-ARIONO Sam-Sam FREE VÆEHEND	369	%0	%0	1	1	. 1		45	85% 13%	25	99	28,548.85 .49	49.81%	-52.09%
5	ISLINGTON FIELDWAY.	. 217		*00.28	\$2.00	\$2.00	100				"Flat Rate Mon-Fri entities Sam-Spin valid to Zam, "Flat Rate Mon-Fri Sun-Zan, "Flat Vicekends & Holdsys Sam-Zan, NO PARIONO Zam-Sam.	48	É	ğ	1% 0%	85	40.0%		12	72% 24%	85	to.	30,950.29 -72	-72.75%	70.55%
8	3950 KE ELE ST.	350		.0078	\$2.00						"Flat Rate MonFin entres Samilpon valid to Zam, "Flat Rate MonFin Jan - Zam, NO P ARIGNS Zam-Sam, FREE VKEEVEND.	, g	g	g	10	10			ď	37%	8	10	23,106.22 400	40 30.K	59.46%
\$	PIONEER 2808 STEELES AVE. W.	1881		*00'18	\$2.00 **						*Flat Rate Mon-Fri entries Sam-Spin valid to 25m., "Flat Rate Mon-Fri 3cm-2sm. NO P ARIONO 2sm-5sm. FREE VÆEHEND.	1%	%	*	1	1	T		No.	52% 42%	* 6%	**	140,338.92 42	42,49%	43.24%
80	7332 JANE ST.	689		*00.4\$	00 25						"Flat Rote Mon-Fri entées Sam-Sam valid to Sam "PELA Rate Mon-Fri Sam-Sam NO P ARHONO Sam-Sam FREE VAEENEND	10%	ğ	ag .))	3	9		6	68% 30%	at St		207,966.87 83	83.89%	4984
\$08	1138 BATHURST ST.	100		\$5.00 *							*Flat Rate Mon.Sun. TTC staff parking	63%	160	760	0% 0%	W 0%	%0		8	316 318	ž.		25,704.33 53	53.62%	-63.96%

TORONTO PARKING AUTHORITY POLICY RESOLUTION 2-1 - PARKING RATES - OFF-STREET FACILITIES

TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-1

ITEM: Parking Rates - Off-Street Facilities

PAGE 1 OF 2

Objectives for Parking Rates

Parking rates are set at levels which are expected to foster the objectives of Toronto Parking Authority (TPA), which are based upon overall City policy objectives, namely to:

- provide competitively-priced, short-term, high-turnover parking, especially in neighbourhood commercial areas;
- encourage downtown commuters to park at peripheral Car Parks and use public transit where available;
- discourage long-term commuter parking, especially in downtown and mid-town commercial areas and other commercial areas well served by transit.
- · Provide a community service that supports local business; and,
- generate sufficient revenue to at least cover operating and administrative costs, and either recover past capital costs or allow for future capital costs under normal parking demand and expense conditions.

Parking Rate Structure

The basic rate is the half-hourly rate, but there are secondary components in the rate structure which complement this basic rate. The secondary rates are intended to make use of space which would otherwise be unused and may include:

- Day maximum is used only in car parks where occupancy levels are below targeted occupancy rates of 85%.
- Monthly permit rate is an extension of the day maximum concept, which
 accommodates a demand for parking in car parks where occupancy is low.
 The use of monthly permits is more fully described in TPA Policy Resolution 23 Monthly Parking Permits.
- Night maximum is used to encourage parking in car parks overnight.
- Weekend rate used in car parks where usage is low on the weekends.
- Flat rate is used at locations requiring special event parking.

FIRST ADOPTED: 79-304 (PAT)

LAST AMENDED: June 3, 2020 BOARD APPROVAL REF: Mtg 15: June 3, 2020 Item PA15.4

LAST REVIEWED: June 3, 2020 BOARD APPROVAL REF: Mtg 15: June 3, 2020 Item PA15.4

POLICY RESOLUTION

ITEM: Parking Rates - Off-Street Facilities

PAGE 2 OF 2

Parking Rate Setting Guidelines

The factors considered when determining new rates, or adjusting existing rates, are as follows:

- the existing and projected occupancy levels;
- the existing and projected type of parking demand within the local area (short-term versus long-term parking);
- the rates of nearby TPA car parks and on-street meters;
- · recovery of capital costs for the car park;
- · half-hour rates should be adjusted by increments of \$0.25;
- targeting average peak occupancy of 85% of capacity to maximize day time utilization:
- local activity of the area, including construction at or near the car park or other local factors which would be expected to impact the operation of the facility.

Rates and charges shall be fixed for the use of any municipal parking facility, or part thereof, so that the revenue is sufficient to make all parking facilities self-sustaining after providing for operations such maintenance, depreciation and equipment charges.

Benchmarks

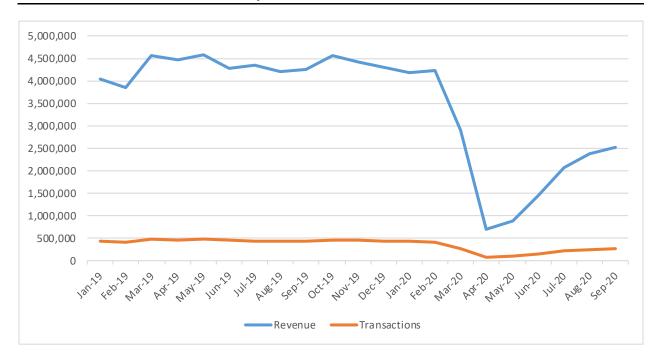
The following benchmarks are intended to reflect the objectives of TPA and to provide guidance in the evaluation and setting of parking rates for any given car park; actual rates may vary from these benchmarks, but these variances and their reasons should be clearly identified:

- the half-hour rate should normally be at, or less than, the average of nearby competitor rates.
- the day maximum should normally be at, or more than, the average of nearby competitor rates or competitor early bird rates (where appropriate).
- the monthly rate should normally be between fifteen and twenty times the day maximum rate.
- the night maximum weekend and flat rates should normally be at, or less than, the average of nearby competitor rates.

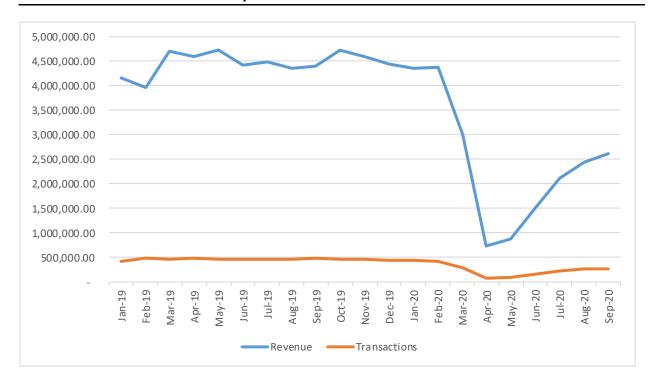
The Final decision on all rates and rate changes is made by the Board of Directors.

FIRST ADOPTED:	79-304 (PAT)		
LAST AMENDED:	June 3, 2020	BOARD APPROVAL REF:	Mtg 15: June 3, 2020 Item PA15.4
LAST REVIEWED:	June 3, 2020	BOARD APPROVAL REF:	Mtg 15: June 3, 2020 Item PA15.4

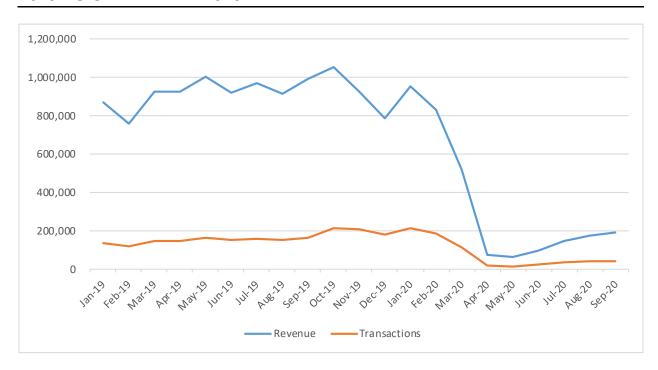
TPA OFF-STREET CONTROLLED FACILITIES PERFORMANCE (JANUARY 2019 TO SEPTEMBMER 2020)



TPA OFF-STREET UNCONTROLLED FACILITY PERFORMANCE (JANUARY 2019 TO SEPTEMBER 2020)



TTC OFF-STREET COMMUTER FACILITIES PERFORMANCE (JANUARY 2019 TO SEPTEMBER 2020



PF&R OFF-STREET PARKING FACILITIES PERFORMANCE (JANUARY 2019 TO SEPTEMBER 2020)

