



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:

1. 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.

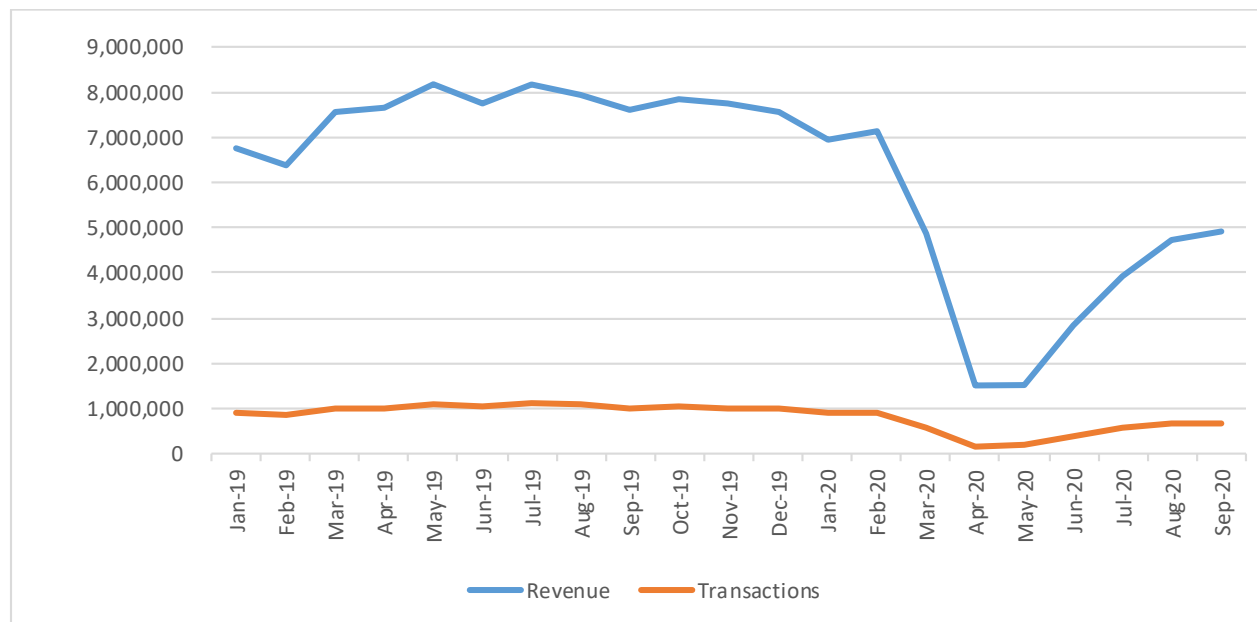
The goal is to use this data to establish pricing that ensures parking is always available (i.e. avoid over-capacity demand) to accommodate short-term parking demands. Peak usage is therefore a critical measure to assess the capacity of a parking facility. Anything greater than 85 percent usage at specific 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

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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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

ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS

CP#	Carpool Address	Space Count	RATES		Monthly Rate	Other Rate	MULTIPLE USE		Event / Other / Other Rate	Comments	BUSINESS/DAILY		WEEKEND USAGE		PROPOSED CHANGES		CLASS		AUG YTD % AUG 17/18 %				
			1-7 Day Max. Rate	17-30 Day Max. Rate			Day Max. Rate	Peak Usage			Day Max. Rate	Weekend Max. Rate	Day Max. Rate	Other Rate	Monthly Rate	Other Rate	Monthly Rate	Other Rate		High %	Low %		
1	107 CHARLES ST. E OF YONCE	626	\$2.00	\$6.00	\$14.00	\$6.00	10				25%	17%	10%	16%	5%	10%	2%	27%	49%	24%	\$ 991,416.00	-27.82%	-48.97%
5	15 WHELLEY ST. E OF YONCE	132	\$1.00	\$2.00	\$4.00	\$2.00	1				52%	23%	14%	23%	3%	10%	0%	28%	50%	10%	\$ 460,477.00	-45.94%	-54.11%
11	31 PUE ASSHT BLDG.	650	\$1.00	\$6.00	\$14.00	\$6.00	10	30			10%	11%	9%	6%	2%	3%	1%	34%	58%	7%	\$ 631,797.00	-65.58%	-61.38%
12	78 WALSH AVE. N OF 52 CLARK	104	\$4.00	\$15.00 / \$22.00	\$6.00	\$6.00					50%	37%	6%	3%	2%	5%	2%	42%	53%	4%	\$ 564,440.00	-41.99%	-57.87%
13	18 BELSITE AVE.	200	\$1.00	\$17.00 / \$4.00	\$4.00	\$4.00					36%	19%	9%	19%	68%	3%	72%	33%	61%	5%	\$ 380,460.00	-48.41%	-50.38%
26	37 QUEEN ST. E	623	\$4.00	\$20.00 / \$28.00	\$7.00	\$7.00	25				52%	31%	25%	16%	22%	13%		29%	55%	15%	\$ 2,227,675.00	-33.65%	-50.70%
28	15 HOLLY ST. - DUNBAR SO.	420	\$2.50	\$15.00 / \$18.00	\$6.00	\$6.00	8	51	\$128.00 (rent)		29%	21%	9%	7%	2%	5%	2%	43%	40%	9%	\$ 707,501.00	-37.05%	-48.54%
34	20 DUNBAR SO.	253	\$1.00	\$2.00 / \$1.00	\$5.00	\$5.00	3				52%	26%	15%	45%	11%	40%	9%	15%	60%	20%	\$ 970,889.00	-40.02%	-52.82%
36	34 WARDEN ST. W OF YONCE	2027	\$3.00	\$20.00 / \$8.00	\$8.00	\$8.00	350	187			24%	10%	13%	12%	6%	10%	4%	46%	46%	10%	\$ 1,596,401.00	-47.35%	-54.57%
38	28 CASTLEFIELD AVE. - 51 VANDALIA'S OP	163	\$3.00	\$18.00 / \$4.00	\$6.00	\$6.00	12				21%	6%	11%	12%	2%	7%	2%	10%	71%	10%	\$ 275,005.00	-65.11%	-60.92%
42	3 CHURCH ST. - GARAGE	189	\$1.50	\$7.50	\$4.00	\$4.00	53				23%	15%	13%	13%	6%	6%	3%	31%	57%	12%	\$ 111,267.00	-28.95%	-47.34%
43	3 CHURCH ST. - GARAGE	1969	\$3.00	\$18.00 / \$7.00	\$7.00	\$7.00	180		\$128.00 (rent)		43%	39%	5%	11%	4%	4%	2%	67%	25%	7%	\$ 2,783,979.00	-43.07%	-54.89%
48	38 BOHAMPTON AVE. - 48 YORK ST.	153	\$7.50	\$18.00 / \$6.00	\$6.00	\$6.00					41%	23%	9%	26%	11%	16%	6%	25%	55%	20%	\$ 330,028.00	-30.65%	-44.73%
52	100 UNIVERSITY AVE. - 100 BROADWAY	323	\$4.00	\$25.00 / \$6.00	\$6.00	\$6.00					21%	15%	13%	21%	15%	15%	10%	33%	51%	16%	\$ 775,230.00	-54.00%	-59.44%
58	100 BROADWAY N OF BLOOM BROTL (INTERCONTINENTAL)	399	\$1.00	\$4.00 / \$4.00	\$6.00	\$6.00	7				45%	33%	13%	25%	11%	27%	5%	42%	50%	19%	\$ 993,205.00	-48.90%	-59.49%
66	28 ST ANDREW ST. - 28 ST ANDREW GARAGE	433	\$2.50	\$9.00	\$6.00	\$6.00	63				41%	26%	15%	42%	13%	23%	9%	26%	62%	12%	\$ 562,230.00	-49.45%	-58.10%
125	323 RICHMOND ST. - 323 RICHMOND ST. AT SHERBOURNE	256	\$2.50	\$10.00	\$4.00	\$4.00	6				16%	11%	15%	6%	2%	5%	2%	30%	59%	12%	\$ 315,142.00	-60.14%	-52.66%
159	48 LARCH ST.	332	\$2.50	\$9.00	\$6.00	\$6.00	5				32%	22%	17%	24%	9%	19%	7%	24%	63%	14%	\$ 410,954.00	-60.25%	-57.89%
161	38 S CLARK AVE. W	173	\$2.00	\$20.00 / \$4.00	\$6.00	\$6.00	3				12%	4%	4%	2%	0%	1%	0%	34%	62%	4%	\$ 129,888.00	-41.00%	-58.45%
171	728 BIRCHMOUNT RD.	53	\$2.00	\$14.00	\$6.00	\$6.00					50%	42%	5%	18%	12%	7%	2%	50%	44%	7%	\$ 87,880.00	-40.48%	-50.14%
215	74 YORKVILLE AVE.	172	\$4.00	\$18.00 / \$8.00	\$6.00	\$6.00					96%	31%	15%	58%	31%	88%	15%	14%	66%	21%	\$ 1,382,282.00	-30.27%	-43.47%
262	388 QUEEN ST WEST	116	\$1.00	\$20.00	\$6.00	\$6.00	4	5															
266	51 BOCKSBOROUGH - GEORGE BROWN	200	\$2.50	\$16.00 / \$7.50	\$6.00	\$6.00		47			12%	6%	12%	6%	41%	6%	47%	38%	51%	11%	\$ 389,000.00	-42.24%	-47.13%

CONTROLLED FACILITIES

ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS

CP #	Carpark Address	Spots Count	BASES		MONTHLY PERMIT		Inserts Other Rate	Comments	WEEKEND USAGE			PROPOSED CHANGES			CARS			AUG YTD % INCREASE					
			1/2 Hour Rate	1 Hour Rate	1/2 Hour Rate	1 Hour Rate			1/2 Hour Rate	1 Hour Rate	1/2 Hour Rate	1 Hour Rate	1/2 Hour Rate	1 Hour Rate	1/2 Hour Rate	1 Hour Rate	1/2 Hour Rate		1 Hour Rate	1/2 Hour Rate	1 Hour Rate		
3M	11 WELLSLEY ST. W	132	\$1.00	\$15.00					13%	10%	9%	19%	51%	25%	47%			59%	36%	6%	\$ 251,153.00	-68.65%	-571.96%
4B	96 BEECROFT RD (BEECROFT GARAGE)	353	\$2.28	\$14.00 / \$4.50 \$4.50	\$24.00	22		new car park to open Apr 2020. Controlled and uncontrolled facility. Permit parkers park in lower attended section of parking lot. *Maximum Length of stay \$4.50 *Pay on Foot Lot, no cashier. MP rate assigned for reference.	15%	7%	4%	5%	2%	4%	1%			30%	55%	6%	\$ 159,010.00	-63.69%	-46.26%
4B	96 BEECROFT RD... (BEECROFT WESTLOT)	102	\$2.28	\$14.00																			

ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS

UNCONTROLLED FACILITIES

CP #	Carpark Address	Sheets Count	RATES		MONTHLY FEE RATE		Enment Other Rate	Comments	EUSEM/WEED/WEEDER USE		PROPOSED CHANGES		CARS		AUG YTD % AUG YTD %						
			12 Hour Rate	12 Hour Rate	12 Hour Rate	12 Hour Rate			12 Hour Rate	12 Hour Rate	12 Hour Rate	12 Hour Rate	12 Hour Rate	12 Hour Rate		12 Hour Rate	12 Hour Rate				
3	13 RISBELLA ST. E OF	30	\$2.00	No Day Max / \$18.00 / \$1.00	\$10.00				54%	10%	12%	60%	0%	30%	5%	9%	71%	20%	\$ 109,231.00	46.00%	-45.00%
13	18 DE LESLE AVE.	30	\$1.00	No Day Max / \$6.00 / \$4.00	\$12.00			Pay Max Survey \$7.00. **Approved Survey Max \$8.00. **Approved Survey Max \$8.00. Revenue and Cost Per Paid Meter Adjusted.	42%	10%	12%	34%	8%	13%	3%	7%	7%	7%	\$ 111,425.00	-63.61%	-52.00%
17	745 PARK AVE.	65	\$1.75	\$2.00	\$5.00				62%	42%	51%	41%	27%	32%	20%	32%	40%	25%	\$ 48,919.00	41.94%	-43.00%
18	54 KELLE ST. S OF	77	\$1.50	\$2.00	\$4.00		19		67%	41%	44%	62%	33%	40%	31%	14%	67%	19%	\$ 84,669.00	-52.41%	-52.00%
19	307 PACIFIC AVE. S OF	71	\$1.50	\$2.00	\$4.00		19		39%	26%	49%	38%	20%	29%	18%	15%	59%	24%	\$ 24,231.00	-38.20%	-44.80%
20	12 AMMO IN AVE. S OF	34	\$4.75	\$7.00	\$19.00		6		44%	27%	40%	40%	23%	25%	10%	13%	70%	8%	\$ 37,140.00	-48.71%	-55.00%
21	12 AMMO IN AVE. S OF	54	\$4.75	\$7.00	\$19.00		5		69%	23%	34%	44%	20%	24%	10%	22%	58%	18%	\$ 74,770.00	-42.74%	-47.17%
28	141 FULLER AVE. W OF	70	\$4.75	\$7.00	\$19.00		10		50%	24%	22%	34%	13%	17%	6%	18%	71%	10%	\$ 79,623.00	-50.87%	-51.30%
41	141 FULLER AVE. W OF	64	\$1.75	\$2.00	\$4.00		14		40%	31%	63%	49%	30%	30%	27%	22%	54%	24%	\$ 37,030.00	-57.64%	-40.00%
44	141 FULLER AVE. W OF	53	\$1.50	\$2.00	\$4.00		12		58%	34%	22%	65%	27%	40%	17%	18%	59%	22%	\$ 181,663.00	-43.00%	-44.00%
46	OT QUEEN	52	\$4.25	No Day Max	\$5.00		10		98%	23%	12%	30%	8%	11%	6%	44%	53%	3%	\$ 203,280.00	-46.30%	-52.00%
47	192 BURBARY BLVD. W OF CASTLEHOCK	154	\$1.50	No Day Max	\$5.00		10		91%	42%	4%	132%	65%	103%	48%	8%	74%	18%	\$ 131,017.00	-28.53%	-34.30%
48	307 LEPICOTT ST. S OF BLOOR	88	\$1.50	\$2.00	\$4.00		5		58%	40%	8%	37%	10%	27%	12%	26%	48%	24%	\$ 307,128.00	-50.99%	-52.17%
51	180 RICHMOND ST. W OF PEARSON	45	\$2.00	No Day Max / \$18.00 / \$4.00	\$10.00			Pay Max Survey \$4.00. **Approved Survey Max \$4.00.	62%	14%	7%	72%	15%	56%	10%	9%	63%	20%	\$ 124,266.00	-52.61%	-48.00%
55	20398 BIRCHWOOD PARK	42	\$1.00	No Day Max	\$3.00			MP rate assigned for reference.	41%	18%	15%	24%	4%	25%	2%	30%	54%	16%	\$ 43,173.00	-51.23%	-51.00%
64	36 BELLEVUE AVE. S OF BLOOR	144	\$1.50	\$2.00	\$4.00		24		79%	47%	18%	89%	27%	38%	20%	16%	78%	8%	\$ 222,816.00	-40.13%	-38.22%
71	26 BELLEVUE AVE. S OF MASSAU	91	\$2.50	\$2.00	\$5.00		3		68%	20%	8%	72%	10%	81%	9%	14%	74%	12%	\$ 223,647.00	-54.33%	-50.10%
78	29 ERRIKLE AVE. E OF BLOOR	93	\$2.00	\$12.00	\$7.00		2		63%	21%	7%	42%	14%	22%	6%	10%	72%	10%	\$ 223,165.00	-52.62%	-51.5%
78	29 ERRIKLE AVE. E OF BLOOR	110	\$2.00	\$10.00	\$6.00		10		100%	92%	9%	44%	31%	36%	28%	64%	29%	7%	\$ 185,253.00	-39.84%	-39.73%
80	409 KELLE ST. N OF BUNDAS	54	\$1.25	\$2.00	\$3.00		3		39%	28%	28%	44%	24%	22%	11%	17%	60%	22%	\$ 20,392.00	-48.71%	-46.00%
81	184 LANSDOWNE AVE. N OF BLOOR	10	\$1.50	\$7.00	\$3.00		0	MP rate assigned for reference.	105%	65%	52%	59%	54%	70%	50%	7%	81%	21%	\$ 32,059.00	-45.99%	-62.90%
82	100 BELTAS ST. N OF BLOOR	56	\$4.50	\$5.00	\$3.00		7		52%	28%	27%	60%	25%	39%	20%	13%	56%	31%	\$ 39,388.00	-38.59%	-37.86%
84	5 SALEM AVE. 18 W OF STURMEL LAKE AVE. S OF PALMERSTON AVE. S OF BARRHART ST.	35	\$1.50	\$7.00	\$3.00		4		52%	38%	30%	45%	23%	30%	12%	27%	50%	23%	\$ 34,141.00	-37.70%	-50.30%
85	507 PALMERSTON AVE. S OF BARRHART ST.	58	\$2.00	\$12.00	\$5.00			MP rate assigned for reference.	100%	75%	4%	47%	16%	27%	7%	42%	40%	16%	\$ 141,981.00	-59.97%	-41.00%
87	14 ARRIEL AVE. CHESTER N OF BUNORTH	46/102	\$1.50	No Day Max	\$5.00			Space court reduced temporary due to TTC. **Approved Survey Max \$5.00. **Approved Survey Max \$5.00. **Approved Survey Max \$5.00.	50%	13%	0%	76%	0%	59%	4%	7%	62%	29%	\$ 154,010.00	-45.96%	-50.17%
88	29 FERRER AVE. N OF BUNORTH	67	\$4.75	\$3.00	\$5.00		14		71%	20%	7%	108%	24%	73%	15%	8%	60%	27%	\$ 87,180.00	-45.83%	-48.00%
89	29 FERRER AVE. N OF BUNORTH	70	\$1.50	\$2.00	\$4.00		6		62%	20%	30%	45%	23%	30%	12%	27%	50%	23%	\$ 34,141.00	-37.70%	-50.30%
90	29 FERRER AVE. N OF BUNORTH	140	\$1.50	\$4.00	\$4.00		6		60%	30%	30%	62%	28%	25%	20%	15%	69%	15%	\$ 37,811.00	-33.99%	-21.10%
91	29 FERRER AVE. N OF BUNORTH	140	\$1.50	\$4.00	\$4.00		14		63%	40%	14%	30%	24%	20%	12%	25%	70%	5%	\$ 171,055.00	-48.97%	-52.00%
93	105 MANNING AVE. S OF ENCLAVE AVE.	52	\$2.00	\$10.00	\$6.00			Incremental increase in MP rate approved up to \$12.00. 2019 MP rate assigned for reference.	71%	14%	6%	38%	24%	24%	13%	20%	60%	20%	\$ 86,990.00	-50.62%	-50.87%
96	2 FORTLAND ST. W OF OSGOOD AVE. S OF BUNDAS	37	\$2.00	\$3.00	\$4.00		4		93%	39%	7%	122%	13%	73%	15%	20%	44%	35%	\$ 115,657.00	-43.34%	-45.00%
104	745 OSGOOD AVE. S OF BUNDAS	45	\$2.00	\$14.00	\$4.00			Incremental increase in MP rate approved up to \$14.00. 2019 MP rate assigned for reference.	65%	35%	18%	77%	32%	49%	20%	14%	61%	28%	\$ 77,470.00	-44.86%	-48.00%
106	15 BUNSON AVE. S OF BUNDAS	130	\$1.00	No Day Max	\$3.00		1		51%	14%	5%	65%	10%	42%	2%	8%	72%	15%	\$ 252,410.00	-64.12%	-48.00%
107	27 WATSON AVE. S OF BUNDAS	40	\$1.00	No Day Max	\$3.00		15		81%	72%	44%	45%	27%	20%	56%	20%	17%	\$ 91,293.00	-15.72%	-27.14%	
109	51 PARKVIEW AVE. W OF BUNDAS	35	\$2.00	\$12.00	\$5.00		9		83%	81%	43%	47%	33%	44%	30%	38%	43%	17%	\$ 46,091.00	-48.50%	-42.00%
110	101 COXWELL AVE. S OF BUNDAS	22	\$4.75	\$10.00	\$4.00			MP rate assigned for reference.	111%	79%	9%	30%	0%	33%	0%	49%	44%	10%	\$ 39,340.00	-15.31%	-23.00%
111	1 FACILITY ST. N OF GLENDONVILLE AVE. S OF BUNDAS	70	\$1.75	\$9.00	\$3.00		0		46%	39%	25%	20%	14%	10%	13%	41%	46%	13%	\$ 91,564.00	-46.81%	-40.00%
116	56 GLENDONVILLE AVE. S OF BUNDAS	56	\$1.50	No Day Max	\$4.00		1		55%	12%	10%	50%	5%	38%	7%	13%	75%	12%	\$ 107,811.00	-50.24%	-46.00%

ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS

CP #	Carpark Address	EASE			MOBILE FACILITY			Comments	BUSINESS HOURS			SCHEDULED HOURS			SCHEDULED HOURS			SCHEDULED HOURS			SCHEDULED HOURS		
		Other	Day Max	Other	Rate	Rate	Rate		Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak	Peak
128	170 BATTLE ST. AVE. & SHERBURN AVE.	36	\$1.00	No Day Max	\$3.00				57%	14%	26%	70%	14%	46%	14%	10%	71%	10%	\$	44,229.00	-49.77%	-27.22%	
131	172 E. GLENNON AVE. W.	20	\$1.25	No Day Max	\$5.00			It remains to be determined whether this rate will be assigned for reference or not. If assigned, it will be assigned for reference.	70%	21%	10%	41%	7%	29%	2%				\$300.00				
133	208 PRESCOTT AVE.	7	\$1.00	\$5.00**				Other parent rate applies to overnight permit. MP rate assigned for reference.	110%	1%	20%	100%	0%	100%	0%				\$150.00				
137	177 GOSHOP AVE. N OF BROADWAY	17	\$1.25	\$9.00	\$6.00			MP rate assigned for reference.	62%	19%	21%	64%	15%	40%	6%				\$135.00				
139	16 THE WOODMAN AVE.	40	\$2.00	No Day Max	\$7.00			The increased rate will be assigned for reference. Other parent rate applies to overnight permit. MP rate assigned for reference.	30%	10%	20%	21%	7%	20%	6%				\$190.00				
141	155 GLENVIEW AVE. W.	53	\$1.00	No Day Max	\$4.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	48%	19%	27%	58%	20%	34%	17%				\$150.00				
142	21 LANGFORD AVE. N OF BROADWAY	27	\$1.50	\$8.00	\$5.00			The increased rate will be assigned for reference. Other parent rate applies to overnight permit. MP rate assigned for reference.	78%	52%	22%	57%	27%	30%	13%				\$150.00				
143	140 AVE. AMSTERDAM E	68	\$1.50	No Day Max	\$6.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	55%	12%	18%	49%	10%	24%	8%				\$150.00				
144	126 CLIFTON AVE.	3	\$2.00	No Day Max	\$5.00			MP rate assigned for reference.	60%	10%	10%	30%	2%	45%	1%				\$150.00				
146	173 GERRARD STE	37	\$1.25	\$8.00 / No Day Max	\$5.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	60%	44%	32%	36%	20%	32%	16%				\$150.00				
148	12 WOODCREST AVE. N OF DUNDAS ST	35	\$1.50	\$5.00	\$4.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	43%	29%	31%	23%	11%	21%	11%				\$150.00				
152	25 GLENHURST ROAD	26	\$1.50	No Day Max	\$5.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	38%	9%	22%	29%	6%	15%	2%				\$150.00				
155	155 GLENHURST AVE. W. AT GLENVIEW	23	\$1.25	\$7.00	\$6.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	99%	100%	17%	42%	27%	20%	10%				\$150.00				
156	18 FERRIS AVE.	22	\$1.75	\$9.00*	\$6.00			The increased rate will be assigned for reference. Other parent rate applies to overnight permit. MP rate assigned for reference.	07%	14%	10%	107%	17%	73%	5%				\$150.00				
157	168 WILLOWDALE AVE.	20	\$1.00	No Day Max	\$4.00			MP rate assigned for reference.	63%	7%	12%	35%	4%	43%	6%				\$150.00				
158	175 GLENVIEW AVE. W.	23	\$1.50	\$8.00	\$5.00			MP rate assigned for reference.	60%	27%	37%	37%	17%	52%	7%				\$150.00				
159	175 GLENVIEW AVE. W.	23	\$1.50	\$8.00	\$5.00			MP rate assigned for reference.	60%	27%	37%	37%	17%	52%	7%				\$150.00				
167	14 GERRARD AVE.	20	\$2.00	No Day Max	\$7.00			MP rate assigned for reference.	69%	22%	13%	68%	15%	91%	6%				\$150.00				
168	114 WALTER HARRISON ST. BOWEN COURT RD.	79	\$1.50	\$5.00	\$4.00			Other parent rate applies to overnight permit. MP rate assigned for reference.	63%	46%	37%	59%	25%	43%	26%				\$150.00				
170	171 WILMINGTON AVE.	30	\$1.50	\$8.00	\$5.00			Other MP rate applies to overnight permit. MP rate assigned for reference.	21%	24%	38%	34%	46%	18%					\$150.00				
172	127 RHODES AVE.	24	\$1.50	No Day Max	\$4.00			MP rate assigned for reference.	52%	9%	24%	26%	9%	18%	3%				\$150.00				
174	168 HANOVER AVE. GERRARD (DSS ROWEN PS)	50	\$1.25	\$7.00*	\$6.00			MP rate assigned for reference.											\$150.00				
176	168 WILLOWDALE AVE.	20	\$1.00	No Day Max	\$4.00			MP rate assigned for reference.	10%	1%	44%	38%	4%	24%	4%				\$150.00				
178	163 & 161 GERRARD ST. E	66	\$2.00	\$14.00	\$6.00			MP rate assigned for reference.	62%	43%	36%	31%	25%	23%	19%				\$150.00				
179	163 & 161 GERRARD ST. E (Private Property)	25	\$1.25	No Day Max	\$5.00			MP rate assigned for reference.	61%	6%	18%	70%	1%	47%	4%				\$150.00				
180	248 RHODES AVE.	41	\$1.25	\$5.00 / No Day Max	\$5.00			MP rate assigned for reference.	43%	29%	22%	44%	10%	35%	6%				\$150.00				
183	168 WOODBINE DR.	21	\$1.00	\$3.00	\$3.00			MP rate assigned for reference.	119%	77%	9%	172%	62%	103%	25%				\$150.00				
184	168 WOODBINE DR. (Private Property)	24	\$1.00	\$3.00	\$3.00			MP rate assigned for reference.	44%	22%	21%	119%	58%	62%	13%				\$150.00				
186	116 JOSEPH DRUGGAN AVE. (Private Property)	24	\$1.00	\$5.00	\$3.00			MP rate assigned for reference.	54%	26%	24%	112%	43%	56%	16%				\$150.00				
188	168 WILLOWDALE AVE. (Private Property)	24	\$1.00	\$5.00	\$3.00			MP rate assigned for reference.	35%	11%	26%	139%	65%	65%	25%				\$150.00				
187	148 WILLOWDALE AVE. (Private Property)	10	\$1.00	\$5.00	\$3.00			MP rate assigned for reference.	54%	26%	27%	149%	62%	102%	48%				\$150.00				
188	167 BAYVIEW ST.	10	\$1.25*	\$10.00**	\$6.00			MP rate assigned for reference.	53%	25%	24%	69%	19%	41%	13%				\$150.00				
195	15 PRINCE ST.	71	\$1.25*	No Day Max	\$6.00			MP rate assigned for reference.	100%	12%	0%	74%	10%	55%	0%				\$150.00				
200	1167 EASTERN AVE.	66	\$1.00	\$4.00 / \$3.00**	\$3.00**			MP rate assigned for reference.	21%	11%	30%	117%	46%	72%	30%				\$150.00				
202	1141 EASTERN AVE.	19	\$1.00	\$4.00	\$3.00			MP rate assigned for reference.	61%	59%	20%	124%	42%	59%	15%				\$150.00				
204	1111 BUNDAS ST. W OF DUNDAS ST.	37	\$1.50	No Day Max	\$7.00			MP rate assigned for reference.	69%	20%	19%	84%	19%	56%	21%				\$150.00				
205	168 WILLOWDALE AVE.	15	\$2.00	\$12.00	\$3.00			MP rate assigned for reference.	17%	40%	55%	107%	45%	79%	40%				\$150.00				

ATTACHMENT 1 PROPOSED RATE CHANGES AND JUSTIFICATIONS

CP #	Carpis Address	Space Count	BATES		MONTHLY FEE		Comments	WEEKLY USAGE		PROPOSED CHANGES		CARS		AUG YTD % DIFFERENCE FROM PREVIOUS YEAR								
			12 Hour Rate	12 Hour Max. Rate	Rate	Quota		Other Rate	Peak Usage	Weekend Usage	Other Rate	Monthly Rate	Day %		Weekend %							
212	183 ADELAIDE ST. W.	22	\$4.00 No Day Max / \$4.50*	\$14.00 / \$4.00**				17%	13%	14%	5%	6%	57%	1%	\$900.00	14%	01%	25%	\$ 120,722.00	-43.19%	-43.25%	
216	295, 301, 303 MC CAUL ST.	38	\$3.00 No Day Max / \$4.50*	\$11.00 / \$4.00**				88%	12%	7%	25%	4%	15%	2%	\$720.00	32%	63%	5%	\$ 156,690.00	-38.12%	-37.05%	
217	1448 BATHURST ST.	44	\$1.50 No Day Max / \$4.50*	\$10.00 / \$4.00**				61%	22%	13%	38%	6%	20%	6%	\$400.00	32%	43%	30%	\$ 51,072.00	-6.88%	88.11%	
218	1354 BIRCHAS ST. W.	13	\$1.25 No Day Max / \$4.50*	\$3.00 / \$4.00**		1		46%	20%	51%	37%	25%	23%	14%			32%	44%	24%	\$ 7,709.00	-4.88%	-47.37%
219	87 RICHMOND ST. E.	20	\$2.50 No Day Max / \$4.50*	\$6.00 / \$4.00**				72%	20%	19%	51%	7%	27%	4%	\$800.00	20%	88%	14%	\$ 61,861.00	-45.24%	-47.37%	
220	789 ST. CLAIR AVE. W.	18	\$1.00 No Day Max / \$4.50*	\$5.00 / \$4.00**				67%	16%	18%	62%	12%	38%	9%	\$200.00	19%	59%	22%	\$ 27,465.00	-49.91%	-43.03%	
223	1681 YONGE ST.	37	\$3.00 No Day Max / \$4.00*	\$4.00 / \$4.00**				62%	7%	10%	28%	1%	18%	2%	\$400.00	16%	74%	10%	\$ 75,770.00	50.13%	-44.32%	
224	14 HANHUA AVE.	164	\$2.00 No Day Max / \$4.00*	\$165.00 / \$4.00**		1		64%	55%	3%	29%	10%	23%	7%			40%	46%	12%	\$ 315,084.00	44.65%	-49.65%
225	88 CLINTON ST (CROSS ST FRANCIS OF ASSISI)	25	\$1.50 No Day Max / \$4.50*	\$5.00 / \$4.00**											\$90.00				\$ 26,100.00	-49.10%	-49.01%	
226	846 ST. CLAIR AVE. W. (SOUTH)	18	\$1.50 No Day Max / \$4.50*	\$8.00 / \$4.00**		2		71%	38%	13%	103%	34%	61%	22%	\$80.00							
227	165 SPADINA AVE. AT (SOUTH)	14	\$4.00 No Day Max / \$4.50*	\$14.00 / \$4.00**				33%	18%	85%	30%	11%	23%	13%			31%	28%	31%	\$ 13,262.00	83.18%	-57.82%
228	165 SPADINA AVE. AT (SOUTH)	14	\$4.00 No Day Max / \$4.50*	\$14.00 / \$4.00**				104%	20%	16%	14.9%	9%	83%	11%	\$80.00	17%	81%	22%	\$ 112,415.00	38.48%	-39.00%	
229	165 SPADINA AVE. AT (SOUTH)	14	\$4.00 No Day Max / \$4.50*	\$14.00 / \$4.00**				98%	13%	23%	53%	11%	38%	10%	\$400.00	31%	65%	26%	\$ 38,725.00	-43.95%	-43.43%	
230	140 BONE COURT RD.	8	\$1.50 No Day Max / \$4.50*	\$8.00 / \$4.00**				57%	11%	69%	75%	10%	68%	28%	\$80.00	12%	60%	20%	\$ 12,246.00	-49.80%	-48.22%	
231	174 PARLIAMENT ST. (PARLIAMENT CHERRY)	241	\$2.25 No Day Max / \$4.50*	\$10.00 / \$4.00**		74		50%	20%	44%	67%	32%	53%	20%			9%	60%	25%	\$ 404,200.00	-40.29%	-44.67%
232	15 SPADINA RD NORTH & SOUTH	65	\$2.00 No Day Max / \$4.50*	\$12.00 / \$4.00**		1		36%	25%	12%	29%	10%	24%	10%	\$165.00				\$ 100,690.00	54.00%	-55.20%	
233	14 PARLIAMENT ST.	122	\$2.50 No Day Max / \$4.50*	\$10.00 / \$4.00**		4		68%	80%	7%	60%	17%	41%	11%			37%	45%	18%	\$ 336,680.00	-46.65%	-48.23%
234	2281 BIRCHAS ST. W.	10	\$1.00 No Day Max / \$4.50*	\$6.00 / \$4.00**				65%	10%	25%	65%	8%	38%	8%	\$20.00				\$ 13,278.00	53.91%	-48.35%	
235	3 MADISON AVE.	38	\$2.00 No Day Max / \$4.50*	\$8.00 / \$4.00**				29%	18%	20%	31%	9%	20%	5%	\$180.00	29%	43%	29%	\$ 42,880.00	55.07%	-57.93%	
236	788 ST. CLAIR AVE. W.	18	\$1.50 No Day Max / \$4.50*	\$6.00 / \$4.00**				48%	21%	26%	43%	18%	19%	2%	\$120.00	18%	81%	23%	\$ 22,771.00	66.27%	-58.54%	
241	8 BOMBE PL.	34	\$1.00 No Day Max / \$4.50*	\$7.00 / \$4.00**		4		55%	10%	25%	67%	11%	50%	10%			10%	55%	31%	\$ 27,652.00	-45.85%	-49.54%
243	155 UNWIN AVE.	123	\$1.00 No Day Max / \$4.50*	\$6.00 / \$4.00**				7%	1%	26%	27%	17%	19%	9%	\$80.00	7%	40%	54%	\$ 9,626.00	-39.82%	-41.98%	
244	1438 DANFORTH AVE.	20	\$1.50 No Day Max / \$4.50*	\$6.00 / \$4.00**		1		63%	53%	18%	45%	12%	30%	7%			34%	49%	17%	\$ 33,956.00	-41.44%	-44.60%
246	51 BLACKTHORNE AVE.	37	\$1.00 No Day Max / \$4.50*	\$5.00 / \$4.00**		9		37%	19%	65%	43%	19%	35%	19%			20%	40%	40%	\$ 14,918.00	-20.17%	-22.02%
248	138 BROADVIEW AVE.	22	\$1.75 No Day Max / \$4.50*	\$5.00 / \$4.00**				43%	22%	24%	50%	7%	26%	0%	\$420.00	31%	40%	21%	\$ 35,037.00	-51.47%	-50.82%	
251	281 CLAREMONT ST.	43	\$1.00 No Day Max / \$4.50*	\$5.00 / \$4.00**		3		70%	34%	16%	76%	31%	53%	21%			11%	65%	24%	\$ 66,554.00	-45.25%	-42.36%
256	1627 OREEN ST. W.	33	\$1.25 No Day Max / \$4.50*	\$7.00 / \$4.00**				55%	25%	13%	73%	24%	58%	16%	\$105.00	20%	85%	24%	\$ 38,646.00	-32.34%	-42.80%	
259	134 TO 136 BLOOR ST. W. / 4 & 6 SPADINA RD.	36	\$2.00 No Day Max / \$4.50*	\$12.00 / \$4.00**		3		45%	24%	27%	46%	19%	33%	16%			17%	67%	16%	\$ 76,255.00	-50.97%	-52.46%
260	1440 BLOOR ST. W.	15	\$1.25 No Day Max / \$4.50*	\$7.00 / \$4.00**				50%	22%	33%	49%	5%	35%	6%	\$180.00	23%	38%	38%	\$ 10,795.00	-51.89%	-52.08%	
261	18 ABBEY ST.	134	\$1.25 No Day Max / \$4.50*	\$12.00 / \$4.00**		1		36%	23%	7%	30%	15%	28%	13%			28%	38%	30%	\$ 172,670.00	-52.44%	-52.97%
263	138 ELIZABETH ST. (TORONTO COACH TERMINAL)	27	\$4.00 No Day Max / \$4.50*	\$16.00 / \$4.00**				80%	6%	16%	44%	5%	39%	4%	\$960.00	18%	71%	11%	\$ 130,791.00	-49.91%	-50.15%	
266	269 FORT YORK BLVD.	49	\$1.00 No Day Max / \$4.50*	\$12.00 / \$4.00**				12%	3%	40%	17%	5%	20%	7%	\$80.00	10%	38%	52%	\$ 54,130.00	-43.02%	-42.36%	

ATTACHMENT 2

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 2-3 – 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

LAST REVIEWED: June 3, 2020

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

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

TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-1

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:

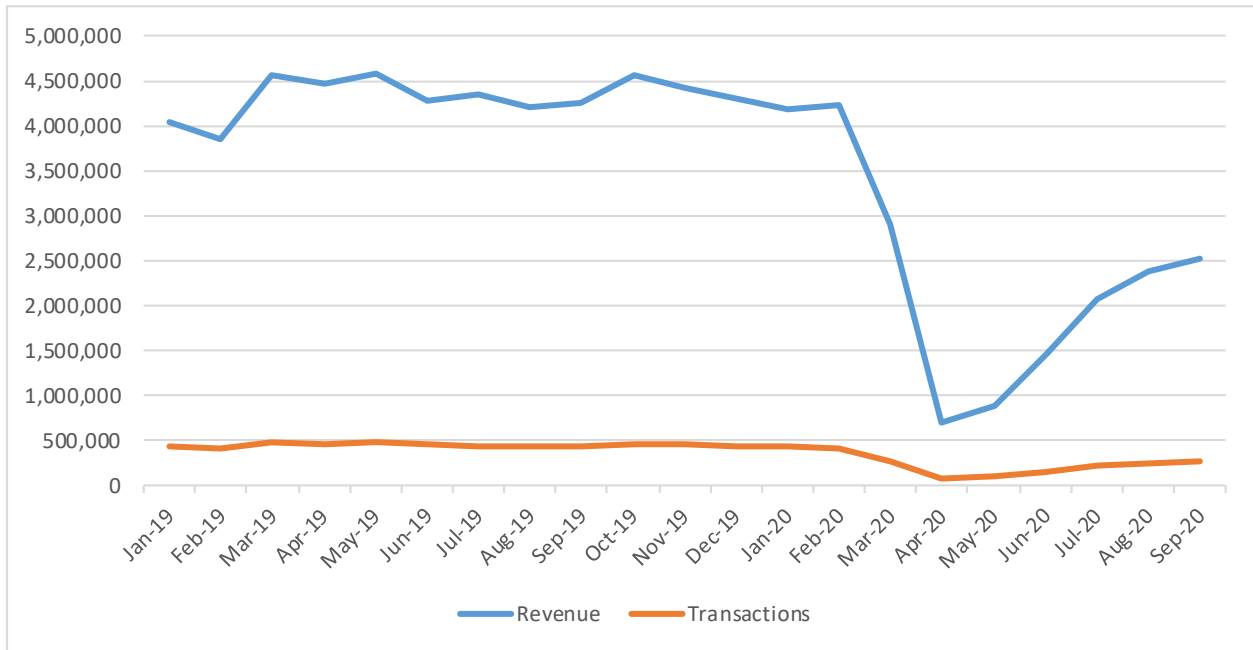
1. the half-hour rate should normally be at, or less than, the average of nearby competitor rates.
2. the day maximum should normally be at, or more than, the average of nearby competitor rates or competitor early bird rates (where appropriate).
3. the monthly rate should normally be between fifteen and twenty times the day maximum rate.
4. 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)	BOARD APPROVAL REF:	Mtg 15: June 3, 2020 Item PA15.4
LAST AMENDED:	June 3, 2020	BOARD APPROVAL REF:	Mtg 15: June 3, 2020 Item PA15.4
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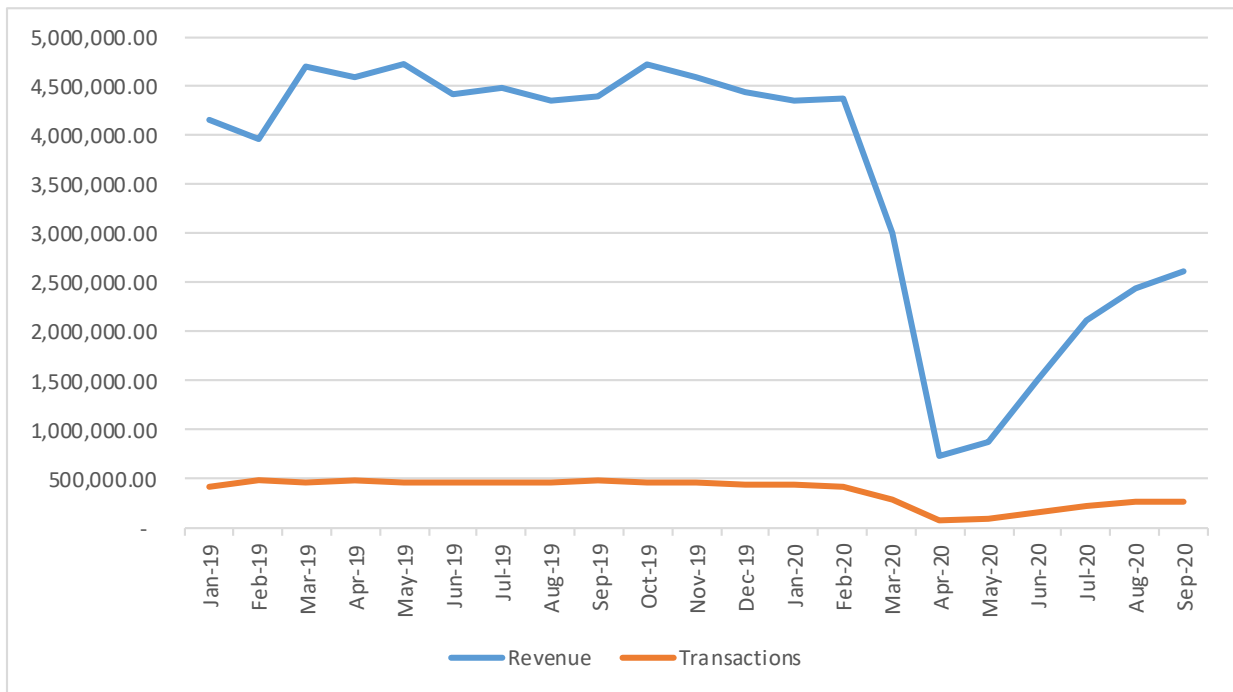
ATTACHMENT 3

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



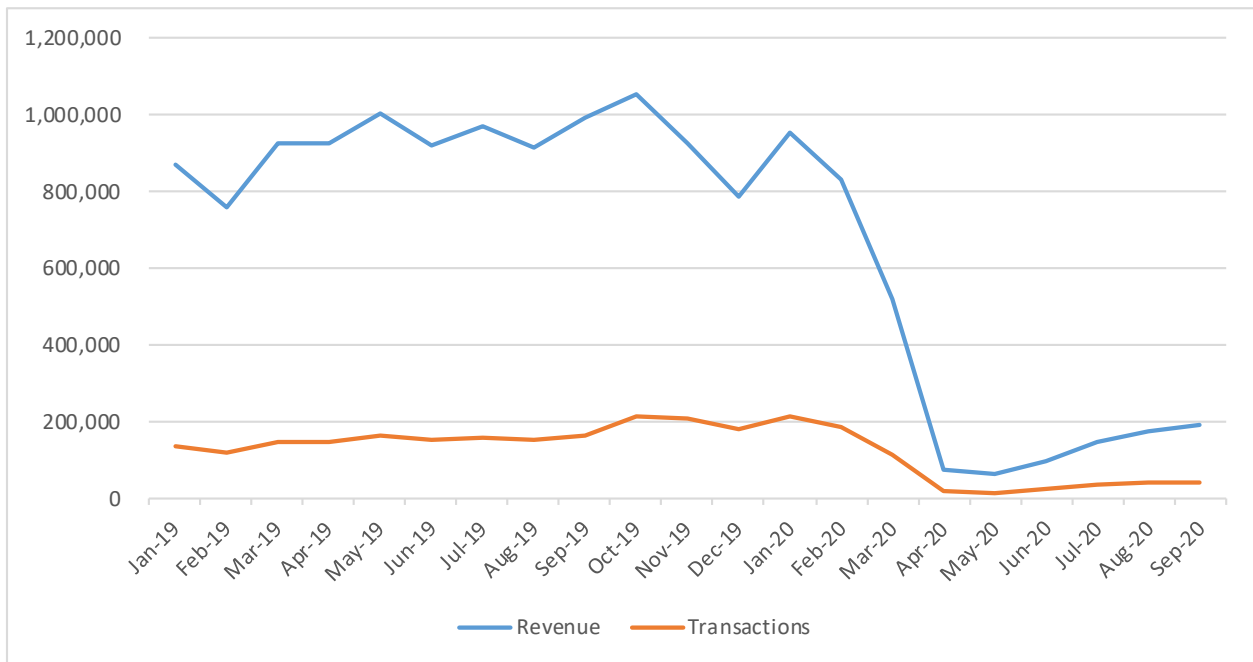
ATTACHMENT 4

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)

