

PA11.5 Attachment 3

ATTACHMENT 3: COMPETITOR RATES ANALYSIS

A competitor rate analysis is completed to assist in the review of parking rates at TPA facilities. TPA Board Policy 2-1, Parking Rates – Off Street Facilities includes guidelines that must be considered when reviewing the parking rates at TPA facilities against the rates of competitor facilities (e.g. privately-owned/operated parking facilities offering parking to the general public (private lots). These guidelines state that:

1. the half-hourly rate at TPA facilities should normally be less than 75 percent of the average of nearby competitor rates; and,
2. the day maximum at TPA facilities should normally be not less than the average of nearby competitor rates (benchmarked to competitors' early bird rates where appropriate).

These benchmarks were established to support the TPAs mandate of encouraging turnover in short-term parking as a way of supporting local businesses. In meeting this objective, TPA provides its customers with affordable, convenient, clean and safe parking options (first guideline) while using pricing to discourage discretionary commuter travel by car (second guideline). These principles remain core to TPA operations, and largely of the City as reflected in the transportation and parking policies of the Official Plan.

In addition to half-hour and day maximum rates, monthly permit rates are examined to ensure that TPA rates are consistent with competitors. A complete review of monthly permit rates is contained in *Attachment 4: Monthly Rates Analysis*.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

HALF HOUR - RATE ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
3	\$ 3.00	\$ 3.00	\$ 3.50	\$ 2.63	\$ 0.38	\$ 0.38	No rate change proposed. Rate above benchmark.
13	\$ 3.00	\$ 3.00	\$ 4.00	\$ 3.00	\$ -	\$ -	No rate change proposed. Rate meets benchmark.
17	\$ 1.75	\$ 1.75	N/A	N/A			No rate change proposed. No comparable competitors.
18	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
19	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
20	\$ 1.50	\$ 1.75	\$ 2.00	\$ 1.50	\$ -	\$ 0.25	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate above benchmark.
21	\$ 1.50	\$ 1.75	\$ 2.00	\$ 1.50	\$ -	\$ 0.25	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate above benchmark.
28	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate brings rate in line with nearby TPA parking facilities. No comparable competitors.
41	\$ 1.75	\$ 1.75	N/A	N/A			No rate change proposed. No comparable competitors.
44	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
45	\$ 1.00	\$ 1.00	N/A	N/A			Incremental increase to \$2.00 approved as part of the 2018 rate review. No comparable competitors.
48	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
51	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
53	\$ 2.00	\$ 2.00	\$ 1.00	\$ 0.75	\$ 1.25	\$ 1.25	No rate change warranted at this time. Rate above benchmark.
55	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
64	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
71	\$ 2.50	\$ 2.50	\$ 4.50	\$ 3.38	\$ (0.88)	\$ (0.88)	Neither usage, year over year revenue or cars parked warrant a rate increase.
78	\$ 2.00	\$ 2.00	\$ 2.00	\$ 1.50	\$ 0.50	\$ 0.50	No rate change proposed. Rate above benchmark.
79	\$ 1.75	\$ 2.00	N/A	N/A			Proposed rate increase due to high usage and growth of revenue year over year. No comparable competitors.
80	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed. No comparable competitors.
81	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed as a portion of this facility is currently under construction. No comparable competitors.
82	\$ 1.25	\$ 1.50	N/A	N/A			Proposed rate increase to bring rate in line with nearby Car Park 81 and due to reduction of parking at Car Park 81 which is expected to increase usage. No comparable competitors.
84	\$ 1.25	\$ 1.50	N/A	N/A			Proposed rate increase due to high usage and increase in revenue and cars parked year over year. No comparable competitors.
85	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
87	\$ 1.50	\$ 1.50	N/A	N/A			Incremental increase to \$2.00 approved as part of the 2018 rate review. No comparable competitors.
88	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate increase due to high usage and increase in revenue and cars parked year over year. No comparable competitors.
89	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
90	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
91	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.

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Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
93	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
96	\$ 2.00	\$ 2.50	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
104	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
106	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
107	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
109	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
110	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate increase due to high usage. No comparable competitors.
111	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
116	\$ 1.50	\$ 1.50	\$ 2.00	\$ 1.50	\$ -	\$ -	No rate change proposed. Rate meets benchmark.
130	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
131	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed as site is in close proximity to the Eglinton Crosstown. No comparable competitors.
133	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
137	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
139	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
141	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
142	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
143	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
144	\$ 1.50	\$ 2.00	N/A	N/A			Proposed rate increase due to high usage. No comparable competitors.
146	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
149	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
152	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
155	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed as site is in close proximity to the Eglinton Crosstown. No comparable competitors.
156	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate increase to allow for rates to be consistent with new rates at nearby TPA car parks. No comparable competitors.
157	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
158	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
164	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
167	\$ 1.50	\$ 2.00	\$ 2.25	\$ 1.69	\$ (0.19)	\$ 0.31	Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. Rate above benchmark.
168	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
170	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.

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Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
173	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
174 (School Year)	\$ 1.00	\$ 1.25	N/A	N/A			Rate has not been changed in a long time and as a result a new rate is proposed. No comparable competitors.
174 (Summer)	\$ 1.00	\$ 1.25	N/A	N/A			Rate change to allow consistency with the Car Park 174 school year rate.
178	\$ 1.50	\$ 2.00	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
179	\$ 1.00	\$ 1.25	N/A	N/A			Rate has not been changed in a long time and as a result a new rate is proposed. Rate to be consistent with nearby facility - Car Park 146. No comparable competitors.
180	\$ 1.00	\$ 1.25	N/A	N/A			Rate has not been changed in a long time and as a result a new rate is proposed. Rate to be comparable with nearby facility - Car Park 174. No comparable competitors.
181	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
183	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
184	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
185	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
186	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
187	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
188	\$ 1.75	\$ 2.00	N/A	N/A			Proposed rate increase due to high usage. No comparable competitors.
195	\$ 1.50	\$ 1.75	N/A	N/A			Incremental increase to \$2.00, rate to be set to \$1.75. No comparable competitors.
200	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
202	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
204	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
205	\$ 2.00	\$ 2.50	\$ 3.00	\$ 2.25	\$ (0.25)	\$ 0.25	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate above benchmark.
212	\$ 3.50	\$ 4.00	\$ 4.75	\$ 3.56	\$ (0.06)	\$ 0.44	Proposed rate increase due to high usage and to be consistent with nearby facility at Car Park 227, above benchmark.
216	\$ 3.00	\$ 3.00	N/A	N/A			No rate change proposed due to recent surrounding street closures. No comparable competitors.
217	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
218	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
219	\$ 2.50	\$ 2.50	\$ 4.50	\$ 3.38	\$ (0.88)	\$ (0.88)	No rate change proposed.
220	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
223	\$ 2.00	\$ 2.00	\$ 4.00	\$ 3.00	\$ (1.00)	\$ (1.00)	No rate change proposed.
224	\$ 2.00	\$ 2.00	\$ 1.50	\$ 1.13	\$ 0.88	\$ 0.88	No rate change proposed. Rate above benchmark.
225 (School Year)	\$ 1.00	\$ 1.50	N/A	N/A			Rate change proposed to ensure consistency with Car Park 225 summer rate.
225 (Summer)	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.

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Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
226	\$ 1.25	\$ 1.50	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
227	\$ 3.50	\$ 4.00	\$ 4.75	\$ 3.56	\$ (0.06)	\$ 0.44	Proposed rate increase due to high usage and increase in year over year revenue. In addition rate to be consistent with nearby facility at Car Park 212. Rate above benchmark.
228	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
229	\$ 1.50	\$ 1.50	\$ 2.50	\$ 1.88	\$ (0.38)	\$ (0.38)	No rate change proposed.
230	\$ 2.25	\$ 2.25	\$ 3.00	\$ 2.25	\$ -	\$ -	No rate change proposed.
231	\$ 2.00	\$ 2.00	\$ 2.75	\$ 2.06	\$ (0.06)	\$ (0.06)	No rate change proposed.
233	\$ 2.50	\$ 2.50	N/A	N/A			No rate change proposed. No comparable competitors.
235	\$ 1.50	\$ 1.00	N/A	N/A			Proposed rate decrease, due to the proposed removal of Day Max. No comparable competitors.
238	\$ 2.00	\$ 2.00	\$ 3.00	\$ 2.25	\$ (0.25)	\$ (0.25)	No rate change proposed.
240	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
241	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
243	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
244	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
246	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
248	\$ 1.50	\$ 1.50	N/A	N/A			Proposed incremental rate increase up to \$2.00 to allow for consistency with the nearby car park - Car Park 45. No comparable competitors.
251	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
252	\$ 1.25	\$ 1.50	N/A	N/A			Proposed rate increase due to high usage. No comparable competitors.
256	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
259	\$ 1.50	\$ 2.00	\$ 2.80	\$ 2.10	\$ (0.60)	\$ (0.10)	Proposed rate increase to bring rate in line with nearby facility at Car Park 231. Proposed change brings rate more in line with benchmark.
260	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed. No comparable competitors.
261	\$ 1.50	\$ 1.75	\$ 2.25	\$ 1.69	\$ (0.19)	\$ 0.06	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate above benchmark.
263	\$ 4.00	\$ 4.00	\$ 5.31	\$ 3.98	\$ 0.02	\$ 0.02	No rate change proposed.
266	\$ 1.00	\$ 1.00	\$ 2.50	\$ 1.88	\$ (0.88)	\$ (0.88)	No rate change proposed.
267	\$ 2.25	\$ 2.25	N/A	N/A			No rate change proposed. No comparable competitors.
268	\$ 2.50	\$ 2.50	\$ 4.00	\$ 3.00	\$ (0.50)	\$ (0.50)	No rate change proposed.
269	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
271	\$ 1.00	\$ 1.50	\$ 2.50	\$ 1.88	\$ (0.88)	\$ (0.38)	Proposed rate increase due to high usage and an increase in revenue year over year.
275	\$ 1.50	\$ 2.00	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
277	\$ 2.00	\$ 2.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
279	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
282	\$ 1.00	\$ 1.50	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.

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283	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
284	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
285	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
286	\$ 2.00	\$ 2.50	\$ 4.00	\$ 3.00	\$ (1.00)	\$ (0.50)	Proposed rate increase due to high usage.
287	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
288	\$ 2.00	\$ 2.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
289	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
291	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed. No comparable competitors.
300	\$ 2.00	\$ 2.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
302	\$ 3.00	\$ 2.00	\$ 6.00	\$ 4.50	\$ (1.50)	\$ (2.50)	Reduction in rate due to usage.
303	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed. No comparable competitors.
400	\$ 1.50	\$ 2.00	\$ 2.50	\$ 1.88	\$ (0.38)	\$ 0.13	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate above benchmark.
401	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
402	\$ 2.50	\$ 2.50	\$ 2.50	\$ 1.88	\$ 0.63	\$ 0.63	No rate change proposed. Rate above benchmark.
403	\$ 2.50	\$ 2.75	\$ 7.50	\$ 5.63	\$ (3.13)	\$ (2.88)	Proposed rate increase due to high usage.
404	\$ 2.00	\$ 2.00	\$ 5.00	\$ 3.75	\$ (1.75)	\$ (1.75)	No rate change proposed.
411	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed. No comparable competitors.
412	\$ 2.00	\$ 2.00	\$ 2.17	\$ 1.63	\$ 0.37	\$ 0.37	No rate change proposed. Rate above benchmark.
413	\$ 2.00	\$ 2.00	\$ 1.50	\$ 1.13	\$ 0.88	\$ 0.88	No rate change proposed. Rate above benchmark.
414	\$ 1.25	\$ 1.25	N/A	N/A			No rate change proposed. No comparable competitors.
418	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
419	\$ 2.00	\$ 2.00	\$ 3.00	\$ 2.25	\$ (0.25)	\$ (0.25)	No rate change proposed.
424	\$ 2.00	\$ 2.50	\$ 3.25	\$ 2.44	\$ (0.44)	\$ 0.06	Proposed rate increase due to high usage, slightly above benchmark.
500	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
501	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
502	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase to be consistent with rates at nearby Car Parks 500 and 501. No comparable competitors.
503	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
504	\$ 1.00	\$ 1.25	N/A	N/A			Proposed rate increase due to high usage. No comparable competitors.
505	\$ 1.50	\$ 1.75	N/A	N/A			Proposed rate increase due to high usage. No comparable competitors.
506	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
507	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
508	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
509	\$ -	\$ 1.00	N/A	N/A			Establishing new rate in a monthly permit lot. No comparable competitors.

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510	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
511	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
512	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.13	\$ 0.38	\$ 0.38	No rate change proposed. Rate above benchmark.
513	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
514	\$ -	\$ 1.00	N/A	N/A			Establishing new rate in a monthly permit lot. No comparable competitors.
516	\$ -	\$ 1.00	N/A	N/A			Establishing new rate in a monthly permit lot. No comparable competitors.
517	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
519	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
520	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
521	\$ 2.00	\$ 2.50	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
532	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
533	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
600	\$ 2.00	\$ 2.25	N/A	N/A			Proposed rate increase due to high usage and an increase in revenue year over year. No comparable competitors.
602	\$ 1.25	\$ 1.00	N/A	N/A			Proposed rate decrease due to the proposed removal of Day Max. No comparable competitors.
650	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
651	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
652	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
653	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
654	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
655	\$ 1.00	\$ 1.00	\$ 1.00	\$ 0.75	\$ 0.25	\$ 0.25	No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
656	\$ -		N/A	N/A			Monthly permits only.
657	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
658	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
659	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
660	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
661	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
663	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitor within 600 ft. In proximity to Eglinton Crosstown.
667	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitor. In proximity to Eglinton Crosstown.
668	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitor. In proximity to Eglinton Crosstown.
669	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitor. In proximity to Eglinton Crosstown.
670	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitor.
674	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitor. In proximity to Eglinton Crosstown.

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Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
675	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
700	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
701	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
706	\$ 2.00	\$ 2.00	N/A	N/A			No rate change proposed. No comparable competitors.
707	\$ 2.50	\$ 2.50	N/A	N/A			No rate change proposed. No comparable competitors.
709	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
710	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
711	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.

Parks Operated Lots

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
193	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
194	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
206	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
207	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
208	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
209	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
210	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
522	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
523	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
524	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
525	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
526	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
527	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
528	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
529	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.
534	\$ 1.00	\$ 1.00	N/A	N/A			No rate change proposed. No comparable competitors.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
702	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
703	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.
705	\$ 1.50	\$ 1.50	N/A	N/A			No rate change proposed. No comparable competitors.

New Facilities

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Max Benchmark (75%) (D)	Difference of Existing Rate (A-D)	Difference to Proposed Rate (B-D)	Notes
229 Richmond St W	N/A	\$3.00	\$ 5.00	\$ 3.75	N/A	\$ (0.75)	New rate for facility expected to commence operations in early 2020.

Proposed rate change

Deviation from TPA Policy 2-1 Benchmark

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

DAY MAXIMUM - RATE ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
3	N/A	N/A	\$ 14.00			No Day Max at this location. Benchmark does not apply.
13	N/A	N/A	\$ 20.00			No Day Max at this location. Benchmark does not apply.
17	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors.
18	\$ 6.00	\$ 6.00	N/A			No rate change proposed. No comparable competitors.
19	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors.
20	\$ 7.00	\$ 8.00	\$ 7.00	\$ -	\$ 1.00	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate above benchmark.
21	\$ 6.00	\$ 7.00	\$ 7.00	\$ (1.00)	\$ -	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Rate in line with benchmark.
28	\$ 8.00	\$ 8.00	N/A			No rate change proposed. No comparable competitors.
41	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors.
44	\$ 6.00	\$ 8.00	N/A			No comparable competitor.
45	N/A	N/A	N/A			No Day Max at this location. No comparable competitors. Benchmark does not apply.
48	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage and increase in revenue year over year. No comparable competitors.
51	\$ 12.00	\$ 12.00	N/A			No rate change proposed. No comparable competitors.
53	N/A	N/A	\$ 8.00			No Day Max at this location. Benchmark does not apply.
55	N/A	N/A	N/A			No rate change proposed. No comparable competitors.
64	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage and an increase in revenue year over year. No comparable competitors.
71	\$ 22.00	\$ 22.00	\$ 25.00	\$ (3.00)	\$ (3.00)	Rate below competitor and benchmark. As part of the 2018 rate review, a rate increase of \$24.00 is permitted. Facility usage and a reduction of revenue and cars parked year over year does not warrant a rate increase.
78	\$ 15.00	\$ 17.00	\$ 10.00	\$ 5.00	\$ 7.00	Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. Above benchmark.
79	\$ 9.00	\$ 10.00	N/A			Proposed rate increase due to high usage and an increase in revenue year over year. No comparable competitors.
80	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
81	\$ 7.00	\$ 7.00	N/A			No rate change proposed because a portion of the lot is under construction. No comparable competitors.
82	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
84	\$ 6.00	\$ 7.00	N/A			Proposed rate increase due to high usage and growth of revenue and cars parked year over year. No comparable competitors.
85	\$ 10.00	\$ 12.00	N/A			Proposed rate increase due to high usage. No comparable competitors.
87	N/A	N/A	N/A			No Day Max at this location. No comparable competitors.
88	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
89	\$ 8.00	\$ 9.00	N/A			Proposed rate increase to be consistent with nearby car parks including Car Park 90. No comparable competitors.
90	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage, an increase in revenue and cars parked year over year and to be consistent with nearby car parks including Car Park 89. No comparable competitors.
91	\$ 6.00	\$ 7.00	N/A			Proposed incremental rate increase up to \$8.00 due to high usage. No comparable competitors.
93	\$ 9.00	\$ 10.00	N/A			Proposed incremental rate increase up to \$12.00 due to high usage and an increase in revenue year over year. No comparable competitors.
96	\$ 19.00	\$ 20.00	N/A			Proposed rate increase due to increase in usage and an increase in revenue and cars parked year over year. No comparable competitors.
104	\$ 10.00	\$ 11.00	N/A			Proposed incremental rate increase up to \$12.00 due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
106	N/A	N/A	N/A			No Day Max at this location. No comparable competitors.
107	N/A	N/A	N/A			No Day Max at this location. No comparable competitors.
109	\$ 12.00	\$ 12.00	N/A			No rate change proposed. No comparable competitors.
110	\$ 9.00	\$ 10.00	N/A			Proposed rate increase due to high usage. No comparable competitors.
111	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage and increase in revenue and cars parked year over year. No comparable competitors.
116	N/A	N/A	\$ 10.00			No Day Max at this location and as a result benchmark does not apply.
130	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
131	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors. In proximity to Eglinton Crosstown.
133	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
137	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage and increase in revenue and cars parked year over year. No comparable competitors.
139	\$ 12.00	\$ 13.00	N/A			Proposed incremental rate increase up to \$14.00 due to growth in cars parked and revenue year over year. No comparable competitors.
141	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
142	\$ 8.00	\$ 9.00	N/A			Proposed incremental rate increase up to \$10.00 due to high usage and an increase in revenue year over year. No comparable competitors.
143	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
144	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
146	\$ 6.00	\$ 8.00	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
149	\$ 8.00	\$ 8.00	N/A			No rate change proposed. No comparable competitors.
152	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
155	\$ 7.00	\$ 7.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
156	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors.
157	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
158	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage. No comparable competitors.
164	\$ 14.00	\$ 14.00	N/A			No rate change proposed. No comparable competitors.
167	N/A	N/A	\$ 15.00			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
168	\$ 8.00	\$ 8.00	N/A			No rate change proposed. No comparable competitors.
170	\$ 8.00	\$ 9.00	N/A			Proposed rate increase due to high usage and increase in revenue year over year. No comparable competitors.
173	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
174 (School Year)	\$ 6.00	\$ 7.00	N/A			Rate has not been changed in a long time and as a result a new rate is proposed. No comparable competitors.
174 (Summer)	\$ 6.00	\$ 7.00	N/A			Rate changed to ensure consistent with the school year rate at Car Park 174.
178	\$ 10.00	\$ 11.00	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
179	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
180	\$ 4.00	\$ 5.00	N/A			Increase rates to be more comparable with the nearby facility at Car Park 174. No comparable competitors.
181	\$ 14.00	\$ 14.00	\$ 15.00	\$ (1.00)	\$ (1.00)	Previously approved incremental increase up to \$20 as part of the 2018 rate review. Rates previously held due to loss of parking on site. Current rate of \$14.00 below benchmark.
183	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
184	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
185	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
186	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
187	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
188	\$ 9.00	\$ 10.00	N/A			8 hour rolling max. Proposed rate increase due to high usage. No comparable competitors.
195	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
200	\$ 4.00	\$ 4.00	\$ 4.00	\$ -	\$ -	No rate change proposed.
202	\$ 4.00	\$ 4.00	\$ 4.00	\$ -	\$ -	No rate change proposed.
204	N/A	N/A	N/A			No Day Max at this location, no comparable competitors.
205	\$ 16.00	\$ 17.00	\$ 11.00	\$ 5.00	\$ 6.00	Proposed rate increase due to high usage and increase in revenue and cars parked year over year. Above benchmark.
212	N/A	N/A	\$ 20.25			No Day Max at this location and as a result benchmark does not apply.
216	N/A	N/A	\$ 30.00			No Day Max at this location and as a result benchmark does not apply.
217	\$ 10.00	\$ 10.00	N/A			No rate change proposed. No comparable competitors.
218	\$ 6.00	\$ 6.00	N/A			No rate change proposed. No comparable competitors.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
219	N/A	N/A	\$ 23.00			No Day Max at this location and as a result benchmark does not apply.
220	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
223	N/A	N/A	\$ 15.00			No Day Max at this location and as a result benchmark does not apply.
224	\$ 12.00	\$ 12.00	\$ 10.38	\$ 1.62	\$ 1.62	Previously approved incremental increase up to \$20 as part of the 2018 rate review. Rates held due to a loss of parking at the nearby facility Car Park 181. Current rate of \$12 above benchmark.
(School Year)	\$ 6.00	\$ 6.00	N/A			No rate change proposed. No comparable competitors.
225 (Summer)	\$ 6.00	\$ 6.00	N/A			No rate change proposed. No comparable competitors.
226	\$ 7.00	\$ 8.00	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
227	N/A	N/A	\$ 20.25			No Day Max at this location and as a result benchmark does not apply.
228	\$ 10.00	\$ 10.00	N/A			No rate change proposed. No comparable competitors.
229	N/A	N/A	\$ 15.00			No Day Max at this location and as a result benchmark does not apply.
230	\$ 18.00	\$ 18.00	\$ 12.00	\$ 6.00	\$ 6.00	10 hour rolling max. Rate above benchmark, however usage and an increase in revenue and number of cars parked does not warrant a change at this time. Rates not set by TPA.
231	\$ 12.00	\$ 13.00	\$ 9.50	\$ 2.50	\$ 3.50	Proposed rate increase due to high usage and an increase in revenue year over year. Above benchmark.
233	\$ 18.00	\$ 18.00	N/A			No rate change proposed. No comparable competitors.
235	\$ 9.00	N/A	N/A			No Day Max proposed at this location and as a result benchmark does not apply. No comparable competitors.
238	\$ 12.00	\$ 12.00	\$ 11.00	\$ 1.00	\$ 1.00	No rate change proposed.
240	\$ 8.00	\$ 8.00	N/A			No rate change proposed. No comparable competitors.
241	\$ 7.00	\$ 7.00	N/A			No rate change proposed. No comparable competitors.
243	\$ 6.00	\$ 6.00	N/A			No rate change proposed. No comparable competitors.
244	\$ 9.00	\$ 10.00	N/A			Proposed rate increase due to high usage and an increase in revenue year over year. No comparable competitors.
246	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
248	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
251	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
252	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
256	\$ 6.00	\$ 7.00	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
259	\$ 12.00	\$ 12.00	\$ 9.40	\$ 2.60	\$ 2.60	No rate change proposed.
260	\$ 7.00	\$ 7.00	N/A			No rate change proposed. No comparable competitors.
261	\$ 10.00	\$ 12.00	\$ 12.00	\$ (2.00)	\$ -	Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. Change brings rate in line with benchmark.
263	N/A	N/A	\$ 25.00			No Day Max at this location and as a result benchmark does not apply.
266	\$ 12.00	\$ 12.00	\$ 16.00	\$ (4.00)	\$ (4.00)	6 hour rolling max. Usage does not warrant a rate change.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
267	\$ 18.00	\$ 18.00	N/A			No rate change proposed. No comparable competitors.
268	\$ 14.00	\$ 16.00	\$ 12.00	\$ 2.00	\$ 4.00	Proposed rate increase due to high usage. Incremental increase to \$16 up to \$18. Above benchmark.
269	\$ 12.00	\$ 12.00	N/A			Previously approved increase to \$15 as part of the 2018 rate review. No comparable competitors.
271	\$ 12.00	\$ 15.00	\$ 16.00	\$ (4.00)	\$ (1.00)	12 hour rolling max. Proposed increase due to high usage and increase in revenue year over year. Change brings rate closer to benchmark.
275	\$ 8.00	\$ 10.00	N/A			Incremental increase to \$10 up to \$15. Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
277	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
279	\$ 8.00	\$ 8.00	N/A			No rate change proposed. No comparable competitors.
282	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
283	\$ 7.50	\$ 10.00	N/A			12 hour rolling max. Proposed rate increase due to high usage and an increase revenue and cars parked year over year. No comparable competitors.
284	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
285	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
286	\$ 16.00	\$ 18.00	\$ 16.00	\$ -	\$ 2.00	Incremental increase to \$18 up to \$20. Proposed rate increase due to high usage. Above benchmark.
287	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors.
288	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
289	\$ 12.00	\$ 12.00	N/A			No rate change proposed. No comparable competitors.
291	\$ 10.00	\$ 10.00	N/A			No rate change proposed. No comparable competitors.
300	\$ 14.00	\$ 15.00	\$ 14.33	\$ (0.33)	\$ 0.67	Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. Proposed rate above benchmark.
302	\$ 24.00	\$ 20.00	\$ 55.00	\$ (31.00)	\$ (35.00)	12 hour rolling max, proposing a 24 hour rolling max at a lower rate due to low usage. Incremental rolling day max starting at \$20 and up to \$24.
303	\$ 7.00	\$ 7.00	N/A			No rate change proposed. No comparable competitors.
400	\$ 10.00	\$ 12.00	\$ 12.00	\$ (2.00)	\$ -	Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. Proposed rate in line with benchmark.
401	\$ 8.00	\$ 9.00	N/A			Proposed rate increase. No comparable competitors.
402	\$ 16.00	\$ 17.00	\$ 12.00	\$ 4.00	\$ 5.00	Incremental increase to \$17 up to \$18. Proposed rate increase due to high usage and increase in revenue year over year. Above benchmark.
403	\$ 15.00	\$ 17.00	\$ 25.00	\$ (10.00)	\$ (8.00)	Proposed rate increase due to high usage. Change brings rate more in line with benchmark.
404	N/A	N/A	\$ 14.00			No Day Max at this location and as a result benchmark does not apply.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
411	\$ 9.00	\$ 10.00	N/A			Proposed rate increase due to high usage and an increase in revenue and cars parked year over year. No comparable competitors.
412	\$ 14.00	\$ 15.00	\$ 9.33	\$ 4.67	\$ 5.67	Proposed rate increase due to high usage. Above benchmark.
413	\$ 13.00	\$ 13.00	\$ 8.00	\$ 5.00	\$ 5.00	No rate change proposed.
414	\$ 10.00	\$ 12.00	N/A			Proposed rate increase due to high usage and increase of revenue year over year. No comparable competitors.
418	\$ 14.00	\$ 14.00	N/A			No rate change proposed. No comparable competitors.
419	N/A	N/A	\$ 10.00			No Day Max at this location and as a result benchmark does not apply.
424	\$ 14.00	\$ 15.00	\$ 20.50	\$ (6.50)	\$ (5.50)	12 hour rolling max. Proposed rate increase due to high usage.
500	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
501	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
502	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable
503	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
504	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
505	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable
506	\$ 4.00	\$ 4.00	N/A			No rate change proposed. No comparable competitors.
507	\$ 4.00	\$ 4.00	N/A			No rate change proposed. No comparable competitors.
508	\$ 4.00	\$ 4.00	N/A			No rate change proposed. No comparable competitors.
509	\$ -	\$ 5.00	N/A			Adding Day Max to Monthly Permit lot. No comparable competitors.
510	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
511	\$ 4.00	\$ 4.00	N/A			No rate change proposed. No comparable competitors.
512	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
513	\$ 4.00	\$ 5.00	N/A			24 hour rolling max. Rate change proposed as it has not recently been changed. No comparable competitors.
514	\$ -	\$ 5.00	N/A			Adding Day Max to Monthly Permit lot. No comparable competitors.
516	\$ -	\$ 4.00	N/A			Adding Day Max to Monthly Permit lot. No comparable competitors.
517	\$ 4.00	\$ 5.00	N/A			24 hour rolling max. Rate change proposed as it has not recently been changed. No comparable competitors.
519	\$ 4.00	\$ 5.00	N/A			24 hour rolling max. Rate change proposed as it has not recently been changed. No comparable competitors.
520	\$ 4.00	\$ 5.00	N/A			24 hour rolling max. Rate change proposed as it has not recently been changed. No comparable competitors.
521	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
532	\$ 5.00	\$ 5.00	N/A			24 hour rolling max. No rate change proposed. No comparable competitors.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
533	\$ 6.00	\$ 6.00	N/A			24 hour rolling max. No rate change proposed. No comparable competitors.
600	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
602	\$ 8.00	N/A	N/A			No Day Max proposed at this location and as a result benchmark does not apply. No comparable competitors.
650	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
651	\$ 4.00	\$ 4.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
652	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
653	\$ 7.00	\$ 7.00	N/A			No rate change proposed. No comparable competitors.
654	\$ 7.00	\$ 7.00	N/A			No rate change proposed. No comparable competitors.
655	\$ 6.00	\$ 6.00	N/A			No rate change proposed due to close proximity to Eglinton Crosstown. No comparable competitors.
656	N/A	N/A	N/A			Monthly Permit Lot. Benchmark does not apply.
657	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.
658	\$ 4.00	\$ 4.00	N/A			24 hour rolling max. No rate change proposed. No comparable competitors.
659	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
660	\$ 4.00	\$ 4.00	N/A			No rate change proposed. No comparable competitors.
661	\$ 4.50	\$ 4.50	N/A			No rate change proposed. No comparable competitors.
663	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
667	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
668	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
669	\$ 9.00	\$ 9.00	N/A			No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
670	\$ 6.00	\$ 6.00	N/A			No rate change proposed. No comparable competitors.
674	\$ 6.00	\$ 6.00	N/A			24 hour rolling max. No rate change proposed. No comparable competitors. In proximity to Eglinton Crosstown.
675	\$ 5.00	\$ 5.00	N/A			12 hour rolling max. No rate change proposed. No comparable competitors.
700	\$ 5.00	\$ 5.00	N/A			24 hour rolling max. No rate change proposed. No comparable competitor.
701	\$ 5.00	\$ 5.00	N/A			24 hour rolling max. No rate change proposed. No comparable competitors.
706	\$ 8.00	\$ 8.00	N/A			No rate change proposed. No comparable competitors.
707	N/A	N/A	N/A			benchmark does not apply. No comparable competitors.
709	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.

ATTACHMENT 3 - COMPETITOR RATES ANALYSIS

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
710	\$ 5.00	\$ 5.00	N/A			No rate change proposed. No comparable competitors.
711	N/A	N/A	N/A			No Day Max at this location and as a result benchmark does not apply. No comparable competitors.

Parks Operated Lots

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
193	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
194	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
206	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
207	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
208	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
209	\$ 9.00	\$ 11.00	N/A			Rate increase due to usage and an increase in revenue and cars parked year over year. No comparable competitors.
210	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
522	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
523	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
524	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
525	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
526	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
527	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
528	N/A	N/A	N/A			No Day Max at this location. No comparable competitors.
529	N/A	N/A	N/A			No Day Max at this location. No comparable competitors.
534	\$ 9.00	\$ 9.00	N/A			competitors.
702	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
703	N/A	N/A	N/A			Free before 5pm. No comparable competitors.
705	N/A	N/A	N/A			Free before 5pm. No comparable competitors.

New Facilities

Car Park	Existing (A)	Proposed (B)	Avg of Competitors (C)	Difference of Existing Rate (A-C)	Difference to Proposed Rate (B-C)	Notes
229 Richmond St W	N/A	\$20.00	\$ 20.00	N/A	\$ -	Rate in line with benchmark.

Proposed rate change

Below TPA Policy 2-1 Benchmark
Above TPA Policy 2-1 Benchmark