



REPORT FOR ACTION

Amendments to Various Toronto Parking Authority Policy Resolutions 2-6 and 2-12 concerning Parking Charges/Cost Recovery

Date: August 8, 2018
To: Board of Directors, Toronto Parking Authority
From: Acting President, Toronto Parking Authority
Wards: All

SUMMARY

This report outlines proposed adjustments to two (2) specific Toronto Parking Authority (TPA) policies under the "Parking Charges" category, namely:

- TPA Policy Resolution 2-6: Cost Recovery - Street Occupancy Permits at On-Street Meter Locations; and,
- TPA Policy Resolution 2-12: Cost Recovery - Permanent Removal of On-Street Meter Locations.

The proposed changes are "housekeeping" in nature and do not fundamentally alter the intent, or introduce new policy direction. These items are related to cost recovery details.

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that the Board of Directors of the Toronto Parking Authority approve amendments to TPA Policy Resolutions as follows:

- a) Policy Resolution 2-6 - Cost Recovery - Street Occupancy Permits at On-Street Meter Locations, shown in Appendix A; and,
- b) Policy Resolution 2-12 Cost Recovery - Permanent Removal of On-Street Meter Locations, shown in Appendix B

of this report (August 8, 2018) of the Acting President, and direct staff to enact the amendments as approved.

FINANCIAL IMPACT

The proposed changes to TPA Policy Resolution 2-6 and Policy Resolution 2-12 as outlined in this report will have minimal financial impact. Cost recoveries for the temporary and permanent removal of on-street meter locations arising from private interests, as encompassed in the respective policies, are calculated on an as-needed basis (i.e. when hoarding occupies on-street space or when a site is being redeveloped and space is being permanently removed as part of site development).

DECISION HISTORY

At its meeting of May 15, 2018 the Toronto Parking Authority Board of Directors approved amendments to three specific TPA policies (Item PA11.2):

- TPA Policy Resolution 2-1: Off-Street Facilities;
- TPA Policy Resolution 2-6: Cost Recovery - Street Occupancy Permits at On-Street Meter Locations; and,
- TPA Policy Resolution 2-12: Cost Recover - Permanent Removal of On-Street Meter Locations.

The latter two items were the result of changes to the on-street paid parking rates approved by City Council in October 2017. The first item removed certain redundant wording relating to the parameters applied in the setting of off-street parking facility rates. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PA11.3>

COMMENTS

The rationale for the policy adjustments recommended in this report is set out in the following sections:

Policy 2-6 - Cost Recovery - Street Occupancy Permits at On-Street Meter Locations (refer to Appendix A)

Proposed change - Insert wording *"If on-street Residential Permit Parking is contained within the area in question, only half of the calculated cost recovery amount will apply."*

Reason for change - Holders of Residential Parking Permits issued by the City of Toronto are exempt from payment at meters in their designated permit area or street. During the times when permit parking is in effect, only holders of a City Residential Parking Permit are legally allowed to park within the designated area. Accordingly, the space is not available for paid parking at all times. The proposed reduction by half reflects the use of space by non-revenue parkers.

Proposed change - Insert wording *"If an on-street meter location that is being occupied on a temporary basis will be lost permanently, only the permanent fee as detailed under Policy 2-12 shall apply."*

Reason for change - Occasionally a party who is temporarily occupying an on-street meter location will eventually require the space be permanently removed. For example, a developer may obtain a temporary permit to allow for construction activities to take place, but once development is completed, the on-street meter location may be lost due to the site's redesign.

Policy 2-12 - Cost Recovery - Permanent Removal of On-Street Meter Locations (refer to Appendix B)

Proposed change - Insert wording *"If on-street Residential Permit Parking is contained within the area in question, half of the value calculated will apply."*

Reason for change - The rationale for this proposed change is the same as for the temporary removal of paid parking space(s) as described above.

CONTACT

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SIGNATURE

Andrew Koropeski
Acting President, Toronto Parking Authority

ATTACHMENTS

Appendix A: Proposed Toronto Parking Authority Policy Resolution 2-6
Appendix B: Proposed Toronto Parking Authority Policy Resolution 2-12

APPENDIX A

PROPOSED TORONTO PARKING AUTHORITY RESOLUTION 2-6

TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-6

ITEM: **Cost Recovery - Street Occupancy Permits at On-Street Meter Location**

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Purpose: To define the Authority's Policy with regard to the recovery of revenues associated with on-street meters when they are out of service to permit film companies, contractors, utilities, etc., to film and complete work on the road ways. This Policy will apply to anyone requiring the use of on-street metered spaces.

Policy: Whenever a space regulated by way of a single space meter or pay and display machine is out of service due to construction, or any other street occupancy permit issued by the City of Toronto, the party occupying the space will be required to pay an amount of money equal to the estimated revenue from each metered space for each day it is out of service. The amount required will be calculated differently for short duration occupancy and long duration occupancy.

Long Duration

The calculation will be done according to the following formula for each day the space is occupied:

Number of Spaces x the Hourly Rate x the Number of Hours
x the Occupancy Constant

The Occupancy Constants are set as follows:

2018 HOURLY RATE	OCCUPANCY CONSTANT
\$5.00	.9
\$4.00	.8
\$3.00	.7
\$2.00	.6
\$1.00	.5

FIRST ADOPTED: 98-250 (TPA)

LAST AMENDED: May 15, 2018

LAST REVIEWED: May 15, 2018

BOARD APPROVAL REF: Mtg 11: May 15, 2018 Item PA11.3

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TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-6

ITEM: Cost Recovery - Street Occupancy Permits at On-Street Meter Location

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Short Duration (Less than 4 Weeks):

Where spaces are occupied for a short duration, the fee is calculated as follows per day (Hourly Rate x Constant):

2018 HOURLY RATE	CONSTANT
\$5.00	10
\$4.00	10
\$3.00	10
\$2.00	7
\$1.00	7

An additional charge to recover the cost of the Toronto Parking Authority's employee's time to process the permit and bag the meters will be charged.

All monies collected from contractors conducting work on roadways will be included in the on-street parking revenue.

If on-street residential parking permit is contained within the area in question, half of the cost recovery amount calculated will apply.

If an on-street meter location that is being occupied on a temporary basis will be lost permanently, only the permanent fee as detailed under Policy 2-12 shall apply.

FIRST ADOPTED: 98-250 (TPA)

LAST AMENDED: May 15, 2018

LAST REVIEWED: May 15, 2018

BOARD APPROVAL REF: Mtg.11: May 15, 2018 Item PA11.3

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APPENDIX B

PROPOSED TORONTO PARKING AUTHORITY RESOLUTION 2-12

TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-12

ITEM: Cost Recovery – Permanent Removal of On-Street Meter Locations

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Purpose: To define the Authority's Policy with regard to compensation required for the permanent removal of on-street metered parking spaces to accommodate private development or redevelopment of land.

Policy: In the process of developing property or re-aligning vehicular access, from time to time, property developers require the removal of existing metered parking spaces to accommodate their development. The spaces are generally removed to ensure safe traffic operations, to facilitate site access or to enhance the attractiveness of the development. As part of the process to grant permits for the activities, the City reviews the plans and advises the applicant that they must compensate the Toronto Parking Authority for the removal. The TPA is requested to determine the amount of compensation.

The Authority distinguishes between two situations when assessing the required compensation:

1. **Mandatory Removal-** where the removal of the metered parking is imposed by the City of Toronto's Technical Services review as a condition of redevelopment approval to facilitate safe traffic operations; or
2. **Elective Removal** is removal when it is requested by the applicant in order to enhance the functioning of their proposed use as a redevelopment, but is not required for traffic operations purposes. These discretionary removals are generally discouraged by the Toronto Parking Authority as the loss of on-street spaces represents a service reduction to users of the system.

The compensation required will be as follows:

1. **Mandatory Removal-** where the spaces are removed as a result of requirements identified by the City's Development approval process to facilitate safe traffic operations, the applicant is required to compensate the Toronto Parking Authority for the cost of removal and/or relocation of parking equipment, signage, and pavement markings.
2. **Elective Removal-** Where the spaces are removed at the discretion of the applicant or for reasons other than safe traffic operations, the applicant will be required to compensate the TPA for the cost of removal/relocation of

FIRST ADOPTED: December 18, 2012

LAST AMENDED: May 18, 2018

LAST REVIEWED: May 18, 2018

BOARD APPROVAL REF: Mtg 11: May 15, 2018 Item PA11.3

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TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-12

ITEM: Cost Recovery – Permanent Removal of On-Street Meter Locations

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equipment, parking signage, pavement markings, and in addition, contribute 100% of the cost of replacing the spaces in an off-street TPA facility. The compensation will be based on the hourly parking rate in effect at the spaces subject to removal. The compensation amounts are set out in the following table and are consistent with the Category 3 calculation found in the City of Toronto Payment in lieu of parking policy.

If on-street residential parking permit is contained within the area in question, half of the value calculated will apply.

If an on-street occupancy permit to permanently remove an on-street parking stall, where there is currently no paid on-street meter, the cost recover amount will still be charged. The closest hourly rate, which the cost recover is based on, will apply to the meter location in question.

3.

HOURLY PARKING RATE	EQUIVALENT LAND COST PER FOOT (L)
\$5.00	\$1,000
\$4.00	\$800
\$3.00	\$600
\$2.00	\$400
\$1.00	\$200

The formulation to be applied per space compensated for in an elective removal is as follows:

= \$5000+ 32.28*L

Sample Calculation:

FIRST ADOPTED:	December 18, 2012	BOARD APPROVAL REF:	Mtg.11: May 15, 2018 Item PA11.3
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TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-12

ITEM: Cost Recovery – Permanent Removal of On-Street Meter Locations

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Where hourly rate is \$3.00 and 2 spaces are removed:

$$= 2 * (\$5000 + (32.28 * \$500))$$

$$= \$48,376 \text{ } \textit{typo 48,136}$$

Plus cost of relocating signage and/or equipment.

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