

ATTACHMENT 2:

Guiding Design Principles of a Commercial Parking Levy:

1. Levy to apply to the entire City of Toronto geography: The parking levy should be applied city-wide to properties classified within the commercial property tax class where a portion of the property is used for parking, located anywhere within the City, subject to the exemptions set out below or established by by-law (off-street parking only).
2. Levy to apply to both private and publicly owned/operated properties: The levy should apply to all private and publicly owned commercial properties that provide parking, regardless of ownership type (subject to exemptions set out below). This includes properties owned or operated by the City of Toronto, Toronto Parking Authority, and Toronto Transit Commission.
3. Levy to apply to fee-paid and unpaid commercial parking facilities: The levy should apply to all commercial properties (surface parking, underground parking and parking garages) and should not distinguish between fee-paid and unpaid parking.
4. Levy to include a minimum area threshold for all eligible properties that will exempt smaller parking areas: The levy should only be applied to the portion of parking areas that are above a defined area size. The first 300 square metres of parking area (approximately equivalent to 10 parking spaces) should be exempt from the levy.
5. Levy to be based on a two-zone flat rate per square metre. The levy will be calculated based on the total area of the property that is used for parking multiplied by a per-square metre rate, over the minimum threshold of 300 square metres. The rate structure establishes different rates per square metre for the downtown and central waterfront zone than the rest of the city, in accordance with the map included in Figure 1 of this report.

Zone	Annual Rate (\$/m ²)
Zone A (Downtown and Central Waterfront)	\$6.00
Zone B (Entire city excluding Zone A)	\$3.00

Statutory Exemptions from a Parking Levy (Section 268 of the [City of Toronto Act](#)):

The City is not authorized to impose taxes on any of the following:

- The Province of Ontario and provincial agencies
- District school boards and school authorities
- Universities in Ontario, colleges of applied arts and technology, and post-secondary institutions in Ontario

- Public and private hospitals
- Licensed long-term care homes

Additional Exemptions (Statutory exemptions from property taxation established under Section 3 of the [Assessment Act](#)):

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| ▪ Cemeteries, burial sites | ▪ Houses of refuge |
| ▪ Religious or municipal cemetery land | ▪ Charitable institutions |
| ▪ Crematoriums | ▪ Children’s aid societies |
| ▪ Places of worship | ▪ Scientific or literary institutions |
| ▪ Childcare centres | ▪ Battle sites |
| ▪ Non-profit philanthropic, religious, or educational seminaries of learning | ▪ Royal Canadian legion |
| ▪ Children’s treatment centres | ▪ Exhibition buildings of companies |
| ▪ Non-profit hospices | ▪ Amusement rides |
| ▪ Highways / Toll highways | ▪ Conservation lands |
| ▪ Municipally-owned properties (subject to exceptions – e.g., revenue generating parking lots) | ▪ Small theatres / Large non-profit theatres |
| ▪ Boy Scouts and Girl Guides | ▪ Hydro-electric generating stations |
| | ▪ Recreational lands owned by religious organization |

Additional Exemptions – To Refine Definition of “Parking Area”:

- Bus layovers and garaging spaces for fleet vehicles
- Storage of dealer inventory
- Storage of inventory of motor vehicle rental vehicle companies
- Storage of trailers for tractor trailer units
- Storage of seized or impounded motor vehicles
- Service bays and buffer zone of 4 metres at service stations, garages or similar businesses used for the maintenance or repair of motor vehicles
- Fuel bays and buffer zone of 4 metres at gas stations
- Storage or temporary parking of motor vehicles for servicing, maintenance repair, sale, or rental of motor vehicle businesses
- Parking of motor vehicles waiting to be loaded onto a ferry

Additional refinement and/or categories may be considered following the consultation process.