



REPORT FOR ACTION

On-Street Parking Rates on Surface Transit Routes in Ward 11

Date: October 1, 2025

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 11

SUMMARY

The Toronto Parking Authority (TPA) manages a portfolio of over 20,000 stalls of on-street paid parking, many of which coexist with surface transit routes. As part of Toronto's preparations for hosting the 2026 FIFA World Cup, the City of Toronto and the Toronto Transit Commission (TTC) have advanced the RapidTO initiative, focused on implementing transit priority measures to enhance the speed, reliability, and overall performance of surface transit services.

As a result of RapidTO, TPA's inventory of paid parking along Bathurst and Dufferin will be reduced for priority bus lanes to more efficiently move people along these key corridors. As part of the initiative, City Council in June 2025 requested TPA to review on-street paid parking rates along key surface transit corridors within Ward 11.

In response to this request, Management has reviewed the rates and hours of paid parking in Ward 11 and proposed rate changes and extended hours of paid parking, as outlined in this report. These proposed adjustments are intended to encourage short-term parking turnover, reducing congestion and supporting more efficient transit operations. The changes align parking policy with broader City mobility goals, ensuring that surface transit routes remain accessible and effective for all users. Subject to Board and City Council approval, Management intends to implement the rate changes in early 2026.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority approve the proposed modified rates and hours of operation for on-street parking locations on surface transit routes in Ward 11 identified in Attachment 2 and 3 to the report (October 1, 2025) from the President, Toronto Parking Authority, and direct the President, Toronto Parking Authority to enact these rates and extended hours of operation in accordance with Chapter 179 of the Toronto Municipal Code.

FINANCIAL IMPACT

If fully implemented, TPA anticipates the proposed changes to paid parking rates and hours of operation to result in an estimated net revenue increase in 2026 of \$250,000. The operational costs associated with implementation are estimated at \$25,000 (excluding HST) and will be absorbed in TPA's 2026 Operating Budget.

DECISION HISTORY

At its meeting on July 23 and 24, 2025, City Council adopted item MM32.6 – Speeding up Transit in Ward 11, requesting the President, Toronto Parking Authority to report back to the Board of Directors, Toronto Parking Authority, at its meeting of October 16, 2025 with recommendations to set on-street parking rates on busy surface transit routes in Ward 11 to fairly represent the value of the public right of way, promote short-term parking and facilitate efficient and reliable transit.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM32.6>

COMMENTS

Background – On-Street Parking Rate Analysis

With over 20,000 on-street paid parking spaces across the City of Toronto, TPA's rate setting approach is designed to encourage short stay, high turnover parking. This strategy helps to reduce congestion on roadways and ensure curbside space is available for other uses, including surface transit operations. It also ensures that on-street paid parking is available to support local businesses and communities.

TPA's rate analysis process considers several factors to determine where rate changes may be feasible, including utilization of spaces, area demand, parking supply, price elasticity, rate of inflation, hours of operation, and local area characteristics.

TPA reviews both on-street and off-street parking rates on an annual basis as part of the budget process. As approved through the 2024 rate review process, on-street paid parking rates in Toronto currently range from \$1.50/hour to a maximum of \$6.75/hour, with the highest rates typically found in commercial areas with elevated demand and high density. The current rate structure is summarized in Table 1 below.

Table 1: Existing On-Street Parking Rate Structure

Current Rate (Per Hour)
\$1.50
\$3.00
\$4.25
\$5.50
\$6.75

As part of the rate review, TPA also considers the feasibility of adjustments to the hours of paid parking. Historically, hours of operation for on-street paid parking have been extended during periods of high demand to support increased turnover, particularly in the evenings and in areas with significant commercial activity.

In consultation with local councillors, TPA has delegated authority to propose revisions to on-street rates in accordance with Toronto Municipal Code Chapter 179, including bringing forward Chapter 910 by-law amendments to implement the rate changes.

Ward 11 – University Rosedale

Within Ward 11, there are over 3,000 on-street paid parking spaces, with about 40 percent of these spaces located along busy surface transit routes. This includes bus and/or streetcar service along Bathurst Street, College Street, Dundas Street, Dupont Street, and Spadina Avenue.

The current rates for on-street parking along surface transit routes in Ward 11 vary and include rates of \$3.00/hour, \$4.25/hour, \$5.50/hour, and \$6.75/hour. Attachment 1 provides an overview of the existing rates and operational characteristics of these locations.

Based on a comprehensive analysis, TPA is recommending changes to a number of rates within Ward 11 along surface transit routes, as outlined in Attachment 2. The proposed rates were evaluated based on opportunities to promote short-term stays and facilitate efficient and reliable transit, and include an assessment of customer utilization rates and rate harmonization.

TTC was consulted on this report and advised that there is frequent service on all major corridors in Ward 11 all day, every day, in response to high transit ridership. In some corridors, transit moves more residents, workers and visitors than other modes. Many of these corridors have peak period parking restrictions while congestion on these

corridors is experienced at all hours of the day, reflecting the vibrancy and activity on these streets. TTC indicated that increasing hourly parking rates can discourage long term use of these spaces, make transit more attractive as a mobility choice, and shift parking to off-street facilities that have less of an impact on transit operations.

The recommendations in this report include a \$0.25 increase to most of the rates along surface transit routes in Ward 11, with a slightly higher increase of \$1.50 at a few locations in high demand areas and/or where utilization of spaces is greater than 50 per cent. These proposed changes would result in rates of \$3.25/hour, \$4.50/hour, and \$7.00/hour along surface transit routes in Ward 11.

The proposed rate changes were determined based on an evaluation of different rate increase scenarios in which a percentage increase of 3 per cent or higher was applied on the current rates. The analysis also considered other factors such as local conditions, inflation, and opportunities to harmonize rates across neighbourhood boundaries.

Management is also recommending extended hours of paid parking in the busiest evening locations along surface transit routes in Ward 11, as detailed in Attachment 3. The proposed changes would shift the current end time of 8:00 or 9:00 PM on weekdays and Saturdays to 12:00 AM, ensuring that on-street paid parking continues to support turnover during high-demand evening periods. This recommendation aligns with TPA's revenue management strategy, which prioritizes short-stay, high-turnover parking in busy areas. By influencing parking behaviour, these changes will help improve access to parking and support the efficient movement of surface transit.

Next Steps

TPA will comply with its obligations under Toronto Municipal Code Chapter 179-7(D) and, subject to approval, will collaborate with Transportation Services to draft and present the necessary by-laws to City Council to implement the proposed rate and hours of operation changes outlined in Attachments 2 and 3. Implementation is targeted for early 2026.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Attachment 1 – Summary of On-Street Operating Characteristics on Surface Transit Routes in Ward 11

Attachment 2 – Proposed On-Street Rate Changes on Surface Transit Routes in Ward 11

Attachment 3 – Proposed Locations for Extension of Weekday and Saturday Paid Parking Hours

Attachment 4 – Map of Proposed Rate Increase and Hours of Operation Locations

ATTACHMENT 1 – SUMMARY OF ON-STREET OPERATING CHARACTERISTICS ON SURFACE TRANSIT ROUTES IN WARD 11

Location ID	Street	Side	From	To	Existing Rate	Average Daily Peak Occupancy % 2024	Net Revenue (2024)	Revenue Per Space (2024)	Transactions (2024)
4613	Bathurst St.	East and West	Lennox St.	Harbord St.	\$4.25	23%	\$65,906	\$1,198	13794
4614	Bathurst St.	East	College St.	Ulster St.	\$4.25	10%	\$57,153	\$520	12650
4502	Bathurst St.	East and West	College St.	Dundas St. W.	\$4.25	39%	\$181,768	\$2,560	44770
6607	Bathurst St.	West	Dupont St.	London St.	\$3.00	37%	\$128,423	\$1,759	50448
6608	Bathurst St.	East	Dupont St.	Bloor St. W.	\$3.00	18%	\$45,156	\$695	17567
3608	College St.	North and South	Bay St.	Yonge St.	\$6.75	63%	\$182,166	\$5,693	36225
4638	College St.	North	Bathurst St	Spadina Ave.	\$5.50	73%	\$134,392	\$5,600	32154
4623	College St.	South	Bathurst St.	Spadina Ave.	\$5.50	28%	\$136,984	\$2,491	30462
4639	College St.	South	Manning Ave	Bathurst St	\$4.25	54%	\$98,115	\$2,973	24883

4621	College St.	North	Manning Ave.	Bathurst St.	\$4.25	31%	\$172,556	\$2,501	44566
4620	College St.	North	Beatrice St.	Manning Ave.	\$4.25	47%	\$99,605	\$2,930	27879
4604	College St.	North	Ossington Ave.	Beatrice St.	\$4.25	42%	\$86,848	\$2,347	25479
4625	College St.	South	Beatrice St.	Manning Ave.	\$4.25	59%	\$126,337	\$4,356	31713
4610	College St.	South	Ossington Ave.	Beatrice St.	\$4.25	50%	\$135,431	\$3,303	35657
4513	Dundas St. W	East	Bathurst St.	Kensington Ave.	\$5.50	44%	\$72,625	\$2,793	12947
4503	Dundas St. W.	North	Kensington Ave.	Spadina Ave.	\$5.50	38%	\$109,117	\$2,598	26619
4501	Dundas St. W.	North	Grace St.	Bathurst St.	\$4.25	49%	\$140,210	\$3,338	36376
4217	Dundas St. W.	North	Beatrice St.	Grace St.	\$4.25	40%	\$10,502	\$1,500	2407
4216	Dundas St. W.	North	Montrose Ave.	Beatrice St.	\$4.25	32%	\$7,027	\$1,004	1759
4215	Dundas St. W.	North	Crawford St.	Montrose Ave.	\$4.25	53%	\$9,244	\$1,849	2280
4214	Dundas St. W.	North	Shaw St.	Crawford St.	\$4.25	47%	\$7,826	\$1,565	2049

4206	Dundas St. W.	North	Ossington Ave.	Shaw St.	\$4.25	50%	\$36,896	\$2,635	9614
6710*	Dupont St.	North and South	Spadina Rd.	Huron St.	\$3.00	26%	\$30,996	\$838	12647
6703*	Dupont St.	North and South	Bathurst St.	Spadina Rd.	\$3.00	21%	\$62,331	\$842	28806
6702*	Dupont St.	North and South	Christie St.	Bathurst At.	\$3.00	11%	\$23,765	\$273	10643
4624	Spadina Ave.	West	Spadina Cres.	College St.	\$5.50	112%	\$23,068	\$7,689	4601
3301	Spadina Ave.	East	College St.	Dundas St. W.	\$6.75	80%	\$345,514	\$10,162	71101
4506	Spadina Ave.	West	College St.	Dundas St. W.	\$6.75	85%	\$307,664	\$10,988	62172
4617	Spadina Ave.	West	Bloor St. W.	Harbord St.	\$5.50	43%	\$73,259	\$4,070	14045
3404	Spadina Ave.	East	Bloor St. W.	Willcocks Ave.	\$5.50	59%	\$99,263	\$5,839	15611
4618	Spadina Ave.	West	Harbord St.	Willcocks St.	\$5.50	70%	\$50,609	\$5,061	7589
3408	Spadina Ave.	East	Spadina Cres.	College St.	\$5.50	66%	\$16,638	\$3,328	2844
4619	Spadina Cres.	West	Russell St.	Spadina Ave.	\$5.50	50%	\$34,319	\$3,813	5290

3407	Spadina Cres.	East	Spadina Ave.	Spadina Ave.	\$5.50	46%	\$36,402	\$3,640	4993
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*Locations with Residential Permit Parking

ATTACHMENT 2 – PROPOSED ON-STREET RATE CHANGES ON SURFACE TRANSIT ROUTES IN WARD 11

Location ID	Street	Side	From	To	Proposed Rate
4613	Bathurst St.	East and West	Lennox St.	Harbord St.	\$4.50
4614	Bathurst St.	East	College St.	Ulster St.	\$4.50
4502	Bathurst St.	East and West	College St.	Dundas St. W.	\$4.50
6607	Bathurst St.	West	Dupont St.	London St.	\$3.25
6608	Bathurst St.	East	Dupont St.	Bloor St. W.	\$3.25
3608	College St.	North and South	Bay St.	Yonge St.	\$7.00
4638	College St.	North	Bathurst St	Spadina Ave.	\$7.00
4623	College St.	South	Bathurst St.	Spadina Ave.	\$7.00
4639	College St.	South	Manning Ave	Bathurst St	\$4.50
4621	College St.	North	Manning Ave.	Bathurst St.	\$4.50
4620	College St.	North	Beatrice St.	Manning Ave.	\$4.50
4604	College St.	North	Ossington Ave.	Beatrice St.	\$4.50
4625	College St.	South	Beatrice St.	Manning Ave.	\$4.50
4610	College St.	South	Ossington Ave.	Beatrice St.	\$4.50
4513	Dundas St. W	East	Bathurst St.	Kensington Ave.	\$7.00
4503	Dundas St. W.	North	Kensington Ave.	Spadina Ave.	\$7.00
4501	Dundas St. W.	North	Grace St.	Bathurst St.	\$4.50
4217	Dundas St. W.	North	Beatrice St.	Grace St.	\$4.50
4216	Dundas St. W.	North	Montrose Ave.	Beatrice St.	\$4.50
4215	Dundas St. W.	North	Crawford St.	Montrose Ave.	\$4.50

4214	Dundas St. W.	North	Shaw St.	Crawford St.	\$4.50
4206	Dundas St. W.	North	Ossington Ave.	Shaw St.	\$4.50
6710*	Dupont St.	North and South	Spadina Rd.	Huron St.	\$3.25
6703*	Dupont St.	North and South	Bathurst St.	Spadina Rd.	\$3.25
6702*	Dupont St.	North and South	Christie St.	Bathurst At.	\$3.25
4624	Spadina Ave.	West	Spadina Cres.	College St.	\$7.00
3301	Spadina Ave.	East	College St.	Dundas St. W.	\$7.00
4506	Spadina Ave.	West	College St.	Dundas St. W.	\$7.00
4617	Spadina Ave.	West	Bloor St. W.	Harbord St.	\$7.00
3404	Spadina Ave.	East	Bloor St. W.	Willcocks Ave.	\$7.00
4618	Spadina Ave.	West	Harbord St.	Willcocks St.	\$7.00
3408	Spadina Ave.	East	Spadina Cres.	College St.	\$7.00
4619	Spadina Cres.	West	Russell St.	Spadina Ave.	\$7.00
3407	Spadina Cres.	East	Spadina Ave.	Spadina Ave.	\$7.00

*Locations with Residential Permit Parking

ATTACHMENT 3 – PROPOSED LOCATIONS FOR EXTENSION OF WEEKDAY AND SATURDAY PAID PARKING HOURS

Location ID	Street	Side	From	To	Existing Hours of Operation (HOO)	Proposed Hours of Operation	Summary of Proposed Change
4610	College St.	South	Ossington Ave.	Beatrice St.	10:00 a.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun	10:00 a.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun	Extend HOO on weekdays and Saturdays to 12 midnight
4501	Dundas St. W.	North	Grace St.	Bathurst St.	8:00 a.m. to 3:30 p.m., 6:30 p.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	8:00 a.m. to 3:30 p.m., 6:30 p.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight
4604	College St.	North	Ossington Ave.	Beatrice St.	8:00 a.m. to 3:30 p.m. and 6:30 p.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	8:00 a.m. to 3:30 p.m. and 6:30 p.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight
4620	College St.	North	Beatrice St.	Manning Ave.	8:00 a.m. to 3:30 p.m. and 6:30 p.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	8:00 a.m. to 3:30 p.m. and 6:30 p.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight

Location ID	Street	Side	From	To	Existing Hours of Operation (HOO)	Proposed Hours of Operation	Summary of Proposed Change
3608	College St.	North and South	Bay St.	Yonge St.	9:30 a.m. to 3:00 p.m. and 7:00 p.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 10:00 a.m. to 9:00 p.m. Sun	9:30 a.m. to 3:00 p.m. and 7:00 p.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 10:00 a.m. to 9:00 p.m. Sun	Extend HOO on weekdays and Saturdays to 12 midnight
4625	College St.	South	Beatrice St.	Manning Ave.	9:00 a.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	9:00 a.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight
4502	Bathurst St.	East and West	College St.	Dundas St. W.	9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	9:00 a.m. to 4:00 p.m., 6:00 p.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight
6607	Bathurst St.	West	Dupont St.	London St.	9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	9:00 a.m. to 4:00 p.m., 6:00 p.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight
4513	Dundas St. W	East	Bathurst St.	Kensington Ave.	9:00 a.m. to 3:30 p.m., 6:30 p.m. to 12:00 a.m. Mon. to Fri.; 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	9:00 a.m. to 3:30 p.m., 6:30 p.m. to 12:00 a.m. Mon. to Fri.; 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 12:00 a.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight

Location ID	Street	Side	From	To	Existing Hours of Operation (HOO)	Proposed Hours of Operation	Summary of Proposed Change
6703*	Dupont St.	North and South	Bathurst St.	Spadina Rd.	9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	9:00 a.m. to 4:00 p.m., 6:00 p.m. to 12:00 a.m. Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on weekdays and Saturdays to 12 midnight
4621	College St.	North	Manning Ave.	Bathurst St.	8:00 a.m. to 3:30 p.m., and 6:30 p.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat 1:00 p.m. to 9:00 p.m. Sun.	8:00 a.m. to 3:30 p.m., and 6:30 p.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on Saturdays to 12 midnight Note: HOO already goes to midnight on weekdays
4639	College St.	South	Manning Ave	Bathurst St	10:00 a.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	10:00 a.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on Saturdays to 12 midnight Note: HOO already goes to midnight on weekdays
4638	College St.	North	Bathurst St	Spadina Ave.	8:00 a.m. to 3:30 p.m., and 6:30 p.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat 1:00 p.m. to 9:00 p.m. Sun.	8:00 a.m. to 3:30 p.m., and 6:30 p.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on Saturdays to 12 midnight Note: HOO already goes to midnight on weekdays

Location ID	Street	Side	From	To	Existing Hours of Operation (HOO)	Proposed Hours of Operation	Summary of Proposed Change
4623	College St.	South	Bathurst St.	Spadina Ave.	10:00 a.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 9:00 p.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	10:00 a.m. to 12:00 a.m., Mon. to Fri. 8:00 a.m. to 12:00 a.m. Sat. 1:00 p.m. to 9:00 p.m. Sun.	Extend HOO on Saturdays to 12 midnight Note: HOO already goes to midnight on weekdays

*Locations with Residential Permit Parking

ATTACHMENT 4 – MAP OF PROPOSED RATE INCREASE AND HOURS OF OPERATION LOCATIONS

