



REPORT FOR ACTION

Waiving of On-Street Paid Parking Fees on Bond Street

Date: October 1, 2025

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 13

SUMMARY

As part of a hospital expansion project at St. Michael's Hospital, three paid on-street parking spaces are being removed, and two associated parking machines will need to be relocated. In accordance with Toronto Parking Authority (TPA) Policy Resolution 2-12: Cost Recovery – Permanent Removal of On-Street Meter Locations, TPA has assessed the financial impact of this removal at \$115,230.

Recognizing both the value of the redevelopment and the critical role St. Michael's Hospital plays in delivering healthcare services to the surrounding community and the City as a whole, City Council at its June 2025 meeting requested that TPA waive all associated parking removal and equipment relocation fees.

This report recommends that the Board of Directors, Toronto Parking Authority, approve the waiver of all parking and equipment removal fees related to this project, as detailed in Attachments 1 and 2. Subject to Board approval, TPA staff will collaborate with the City to ensure that any outstanding conditions related to the fee waiver are fully addressed.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority exempt St. Michael's Hospital from Policy 2-12 and waive fees totaling \$115,230 associated with the permanent removal of three on-street paid parking spaces and relocation of two parking machines on Bond Street between Queen Street East and Shuter Street, as part of the St. Michael's Hospital Redevelopment project (Application: 16 148963 STE13 SA) as outlined in Attachments 1 and 2 to the report (October 1, 2025) from the President, Toronto Parking Authority.

FINANCIAL IMPACT

The cost associated with the removal of on-street paid parking and relocation of associated parking machines is \$115,230 (including tax).

DECISION HISTORY

At its meeting on June 25 and 26, 2025, City Council adopted item MM31.9 – Waiving of Toronto Parking Authority Fees on Bond Street, requesting the Board of Directors, Toronto Parking Authority, to waive fees associated with the removal of paid parking and relocation of associated parking machines on Bond Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM31.9>

COMMENTS

TPA's on-street parking inventory is regularly impacted by competing curbside uses such as construction staging and private development. These permanent changes impact parking operations, availability, and revenue. To address this, TPA has established policies, including Policy 2-12: Cost Recovery – Permanent Removal of On-Street Meter Locations, which enables cost recovery for the permanent removal of paid parking spaces.

St. Michael's Hospital is undertaking a redevelopment project to replace its Shuter Wing with a new six-storey addition as part of a site plan review process (Application: 16 148963 STE13 SA). The project also includes public realm enhancements along Shuter Street and Bond Street to improve connectivity, accessibility, and pedestrian safety. These improvements require the removal of 3 paid on-street parking stalls on Bond Street.

TPA reviewed the proposal under Policy 2-12 and determined that the hospital would be responsible for a one-time fee of \$115,230 (including tax) to account for the permanent loss of three paid parking spaces and the relocation of two parking machines.

City Council, at its discretion, may request TPA to waive such fees. At its meeting on June 25-26, 2025, Council requested TPA waive the fees for St. Michael's Hospital, recognizing the redevelopment's estimated value of \$1.5 million and its importance in maintaining healthcare services for the local community and the broader city.

Subject to approval by the Toronto Parking Authority Board of Directors, TPA will notify City staff of its decision and work collaboratively to ensure all conditions related to the fee waiver are satisfied.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Attachment 1 – Item – 2025.MM31.9 Waiving of Toronto Parking Authority Fees on
Bond Street - by Councillor Chris Moise, seconded by Deputy Mayor Ausma Malik

Attachment 2 – City Clerk’s Notice - Waiving of Toronto Parking Authority Fees on Bond
Street - by Councillor Chris Moise, seconded by Deputy Mayor Ausma Malik