

TORONTO PARKING AUTHORITY

POLICY RESOLUTION

2-12

ITEM: **Cost Recovery – Permanent Removal of On-Street Meter and Mobile Only Zone 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 or Mobile Only Zone parking spaces to accommodate ~~private development or redevelopment of land~~ various projects, including road operations, capital work, redevelopment etc. This policy does not apply to capital projects led by the City of Toronto's Transportation Services Division.

Policy: In the process of developing property or re-aligning vehicular access, from time to time, ~~property developers require~~ the removal of existing metered or Mobile Only Zone parking spaces is required to accommodate various projects. ~~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~~ 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 or Mobile Only Zone parking is imposed by the City of Toronto's ~~Technical Services~~ review as a condition of redevelopment approval to facilitate safe traffic operations; or required to accommodate a project led by a City agency or external group; 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. Elective removal may also be requested by a City agency or other external group to facilitate their project or initiative. 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, or to accommodate a project or initiative not led by the City's Transportation Services Division, the applicant, City agency, or external group is required to compensate the Toronto Parking Authority for the cost of removal and/or relocation of parking equipment, signage, and pavement

FIRST ADOPTED: December 18, 2012

LAST AMENDED: August 24, 2018

LAST REVIEWED: August 24, 2018

BOARD APPROVAL

REF:

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REF:

Mtg 13: Aug 24, 2018

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markings.

2. Elective Removal - Where the spaces are removed at the discretion of the applicant, City agency (excluding the City's Transportation Services Division), or external group, or for reasons other than safe traffic operations, the applicant, City agency, or external group will be required to compensate the TPA for the cost of removal/relocation of equipment, parking signage, pavement markings, and in addition, contribute 100% of the cost of replacing the spaces in an on-street location or at an off-street TPA facility when all other on-street alternatives have been explored. 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.

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, where the hourly rate is the most recent Board approved rate in effect and L is the equivalent land cost per foot applied based on the lowest to highest rate card, with the lowest cost being applied to the lowest rate card and so on:

$$= 2 \text{ Number of Spaces } \times (\$5000 + (32.28 \times L))$$

Sample Calculation:

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

$$= 2 \times (\$5000 + (32.28 \times \$600))$$

$$= \text{\textbf{\$48,376}} \text{ \$48,736}$$

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Plus the cost of relocating signage and/or equipment, including the removal of on-street meters.

Annual revenue may be used to determine the cost implication for projects that are exempt from compensation, including capital work led by the City's Transportation Services Division.

Sample Calculation:

Where 2 spaces of a total of 10 spaces are removed at Location ID 1234:

= (Estimated Annual Revenue in current calendar year for Location ID 1234 / total number of spaces) x number of spaces removed

City Council at its sole discretion may request the Board of Directors of Toronto Parking Authority to waive fees associated with cost recovery.

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