

Parking

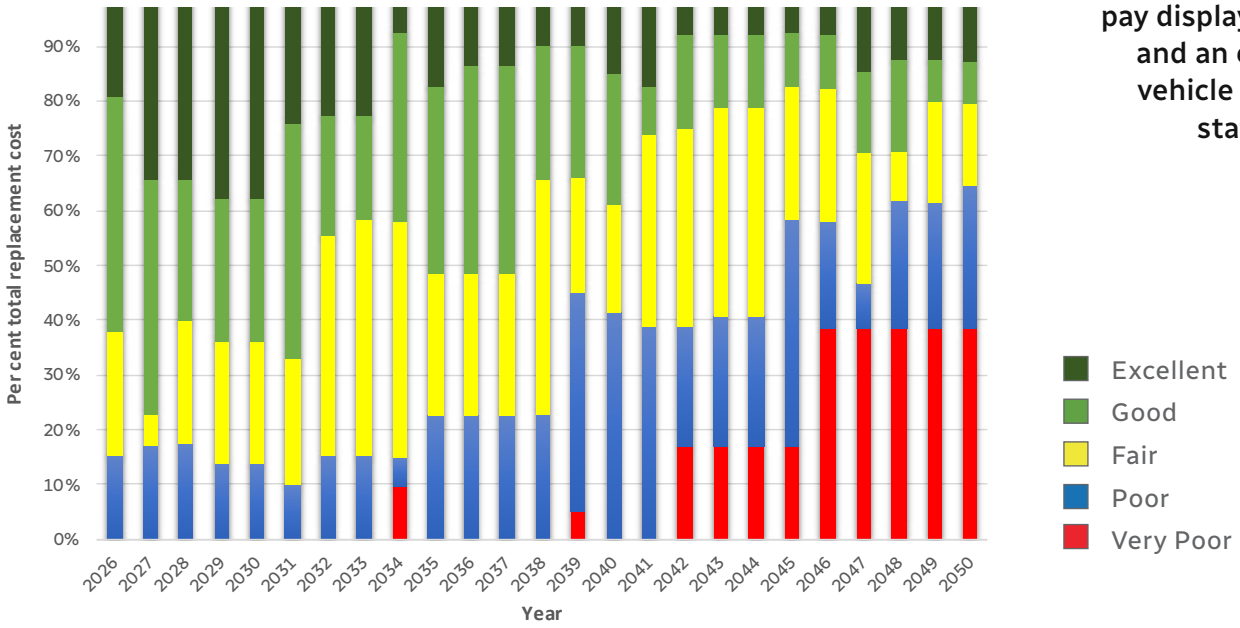
Total asset replacement value	**$23 million**
Current condition	**GOOD**
Projected condition in 25 years	**POOR**
Annual funding needed to meet target performance	**$100,000**
Annual average funding	**$100,000**
Annual funding gap	**$0**
Funding source	**Parking user fees**
Data maturity level	**Medium**



Annual funding needed $100,000

Assets include paved and gravel lots, pay display machines, and an electrical vehicle charging station.

Projected annual performance of parking assets



A FEATURED STORY

Finding parking during heavy snowfall

During years of heavier snowfall, snow accumulation can reduce available parking spaces. Fortunately, the City has free parking in several locations (e.g. Station Lot) that can be used when snow piles reduce the number of available parking spaces. Directional signage is in place at the exits of the most heavily travelled parking lots to help visitors find convenient parking.

CURRENT STRATEGY

The city's Parking Enterprise is responsible for operating and maintaining one electric vehicle (EV) charging station and 14 parking lots. Of the 14 parking lots, the Parking Enterprise owns 13 of them while one lot (Caroline North and South lot land) is owned by the Industrial Land Account (ILA). Parking is a user fee funded asset.



Surface parking lots are resurfaced when they reach the end of their useful life. Other Parking assets are also refurbished or replaced as they reach the end of their useful life. The useful life of parking assets ranges from 10 years to 100 years depending on the items.

ASSET PERFORMANCE

Parking asset performance is evaluated using historical knowledge, age, and observed conditions. The quality and availability of our asset data (data maturity) are continuously evolving. The current data maturity level for parking assets is assessed to be medium. The city is continuously working to improve asset data quality.

Approximately 85% of parking assets are currently considered in fair or better performance. Over the 25 year timeline, with the current level of funding, we anticipate the percentage of our parking assets with fair or better performance profile to decrease from 85% in 2026 to approximately 35% by 2050. Based on the best available parking asset data, deterioration rates and 2024-2026 capital budget and 2027-2033 capital forecast, we do not have an infrastructure funding gap.

85%

Parking assets with a fair or better performance

LEVELS OF SERVICE

The following tables show the levels of service established by the city for parking assets. These metrics include the technical and community level of service required as part of the Ontario Regulation 588/17. Service metrics are reported for the prior year ending on December 31.

COMMUNITY LEVELS OF SERVICE

The following table outlines the qualitative descriptions that determine the community levels of service for parking assets.

SERVICE ATTRIBUTE	QUALITATIVE DESCRIPTION	2025
Scope	Description, which may include maps, of the parking network supporting all forms of transportation in Uptown Waterloo.	Refer to this parking map

TECHNICAL LEVELS OF SERVICE

The following table outlines the quantitative metrics that determine the technical level of service for parking assets.

SERVICE ATTRIBUTE	QUANTITATIVE METRICS	2024	2025
Quality	For paved surface lots in the Uptown, the average pavement condition index value.	64.6	64.0
	For unpaved lots in the Uptown, the average condition (e.g. excellent, good, fair, poor or very poor).	Excellent	Excellent

The information presented here is based on the best available asset inventory and condition data as of March 2026, as well as funding details from the 2024-2026 approved capital budget and the 2027-2033 capital forecast.

The forecasting model allows staff to project the condition of City assets over a 25-year timeframe and therefore all funding is based on a 25-year average.