

Transportation Demand Management (TDM) Services for Developments



Meeting development application requirements

In an effort to reduce traffic congestion and parking demands from lowered ratios and promote active sustainable transportation, many municipalities and regions require that developers fulfill application requirements that include Transportation Demand Management (TDM) measures.

These measures not only help with meeting application requirements, but may also lower construction costs by reducing parking requirements, repurposing parking spaces, improving marketability and increasing property values, and contributing points towards LEED and/or BOMA accreditation.*

How pointA can support you

As a non-profit organization with over 20 years of experience working with municipal and regional governments, developers, landowners, and property managers on TDM programming and initiatives, pointA can work with you during your development application process and through construction to occupancy to ensure that application requirements are met.

* These benefits are intended to highlight and promote opportunities for TDM initiatives; they do not replace legislative or zoning requirements

Smart Commute Membership

Smart Commute is a flexible, annual program that provides virtual and on-site programming to ensure that TDM amenities are used, measured and evaluated for effectiveness.

The Smart Commute program membership is available to condominium, industrial, and commercial developments located in Vaughan, North York, and Halton Municipalities. pointA can also connect developers with other Smart Commute program delivery partners based on the [service area](#).



Basic Smart Commute Program Membership



Emergency Ride Home

Up to \$75 reimbursement in case of emergency if using a sustainable mode of transportation - 2 claims per year.

Annual Campaigns

pointA hosts three month-long campaigns each calendar year. Campaigns feature webinars and chances to win gift card rewards.

Transportation Management Association Membership

pointA offers this membership through Smart Commute.

Annual Price:
\$1,000 + HST

Premium Smart Commute Program Membership



All elements of the basic membership plus:

Site travel plan

Outlines the specific sustainable transportation amenities and options for the development for current and new residents.

In-person outreach

One outreach during campaign months or during the year in consultation with property management.

Annual Price:
\$2,500 + HST

TDM measures not mentioned above can be included in the Smart Commute membership. Contact us for customized Smart Commute programming based on your needs.

Services by Development Process



Application Stage

Preparation of TDM Implementation Plans

pointA can prepare an implementation plan for the recommended transportation demand management reports, parking assessments, transportation impact studies, or equivalent.

The recommendations will be supported by possible programming, initiatives and services that pointA can provide post-occupancy to meet the stated plan objectives*.



Conditional Approval

Confirmation of TDM Measures

pointA can provide a letter to confirm payment (and the Smart Commute program membership, where applicable) for the TDM services outlined in the TDM implementation plan or equivalent plans.

It is recommended that services are retained for a minimum of 2 years to ensure that monitoring and evaluation requirements are met and to establish and maintain sustainable transportation habits.



Post-Occupancy

Smart Commute program (or equivalent) implementation

pointA will implement the Smart Commute program and/or the TDM measures outlined in the confirmation letter for the stated period. Decision to continue the program beyond the stated period will be at the behest of the property manager and/or owner.

TDM Coordinator Secondment

A TDM coordinator can be seconded to support property management for the delivery of the Smart Commute program or provide TDM services on-site. This is a great option for large developments or campuses (e.g., multiple phases) and is more affordable than hiring a full-time staff.

*Please note that pointA does not retain professional planners or engineers on staff. The organization will outline impact results and research to delineate how the TDM recommendations can meet the plan objectives.



About Us

Our goal is to connect people to the places they want to go. We aim to give people options to get to the places they want to go in a way that benefits the environment, the economy, and the well-being of our communities.

In collaboration with our funders, members, and partners, we facilitate transportation demand management programs, and advocate for sustainable transportation. Started in 2001 and incorporated in 2003, pointA delivers the Smart Commute program across multiple municipalities, offers a multi-site shuttle program and in 2023, launched the Best Sites for Commuters program, recognizing office towers and plazas for their commitment to sustainable commuting.

To learn more, visit:

www.pointa.ca

www.smartcommute.ca

www.pointa.ca/bwc

Contact Us Today

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