



## STAFF REPORT ACTION REQUIRED

### 2220 Bloor Street West - Payment in lieu of Parking

<b>Date:</b>	December 19, 2006
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	“P” Drive ref #: eycc070001-tp, eycc070001-tp-att1, eycc070001-tp-att2, eycc070001-tp-att3, eycc070001-tp-att4

#### SUMMARY

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This report seeks Council's approval to exempt Otis Brothers Holdings from a requirement in the former City of Toronto's Zoning Bylaw 438-86. Instead of providing the five parking stalls the bylaw requires, the applicant will pay the City \$115,000.

The applicant plans to build a three-storey bank building with 945.63 square metres of floor area at 2220 Bloor Street West. The parking exemption is appropriate because the shortfall in spaces will not have a significant impact on parking conditions in the area.

Council has the power to grant exemptions that it considers appropriate under Section 40 of the Planning Act. Council also has the power to require payment instead. This exemption practice is called “payment in lieu of parking.”

#### RECOMMENDATIONS

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##### **The Transportation Services recommends that:**

1. Council exempt the applicant at 2220 Bloor Street West from the former City of Toronto Zoning Bylaw 438-86 parking requirement of five parking stalls, subject to a \$115,000.00 payment.
2. The applicant sign an agreement with the City that satisfies the City Solicitor.

##### **Financial Impact**

The City of Toronto will receive \$115,000 plus a \$300 application processing fee. This money will go to the parking reserve.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

At its meeting in July 2004, City Council adopted a report titled Harmonization of the Fee Schedules for Payment in Lieu of Parking. This report forms the basis a city-wide fee structure.

The property at 2220 Bloor Street West is zoned MCR T2 C2.0 R2.0 under the former City of Toronto zoning bylaw. Under this zoning, a building for commercial use must have five parking stalls. Attachment 1 is the applicant's site plan, which does not accommodate parking.

In Decision No.A370/05EYK (Attachment 2), the Committee of Adjustment authorized several minor variances or exemptions from the zoning bylaw. However, the committee refused the request for a five-stall parking variance. Etobicoke Transportation Services advised Otis Brothers Holdings to apply for a payment in lieu of parking agreement through the Etobicoke York Community Council.

## **COMMENTS**

Attachment #3 shows the site at the north-west corner of Bloor Street West and Runnymede Road. The parking exemption is appropriate because the shortfall in spaces will not have a significant impact on parking conditions in the area.

The applicant plans to build a three-storey bank building with 945.63 square metres of floor area. Facilities and Real Estate Services estimate the land value at \$3,600 per square metre.

### **Calculating the payment in lieu of parking fee**

The application falls into Category Three of the City's payment-in-lieu of parking fee structure. This chart explains the fee calculation, based on the formula for new construction greater than 400 square metres:

<b>Formula</b>	<b>Calculation</b>
1. Multiply the land value per square meter by 5.	$5 \times \$3600 = \$18000$
2. Add \$5000 to get the fee for one parking space.	$\$5,000 + \$18000 = \$23,000$
3. Multiply the fee by 5 parking spaces.	$5 \times \$23,000 = \mathbf{\$115,000}$

## **CONTACT**

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## **SIGNATURE**

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John Niedra, P.Eng., Director  
Transportation Services - Etobicoke York District

## **ATTACHMENTS**

- Attachment 1: Applicant's Site Plan
- Attachment 2: Committee of Adjustment Decision
- Attachment 3: Context Map
- Attachment 4: Applicant's Letter