



**STAFF REPORT  
ACTION REQUIRED**

**Payment-In-Lieu of Parking: Owner – Mirarmar  
Investments Limited, Agent – Steve Verga, 1643-1643A  
Bayview Avenue**

<b>Date:</b>	<b>December 19, 2006</b>
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 26 – Don Valley West</b>
<b>Reference Number:</b>	p:\2007\ClusterB\TRA\NorthYork\nycc06005tsny (3562)

**SUMMARY**

---

To seek Council’s approval to exempt the applicant from the former Borough of East York Zoning By-law 1916 requirement of 11 parking spaces, conditional upon a payment-in-lieu of parking for three (3) parking spaces

**RECOMMENDATIONS**

---

It is recommended that:

1. the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of \$7,500, for three (3) parking stalls, based upon the additional area of the proposed building expansion.
2. the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

## **FINANCIAL IMPACT**

---

Council's approval of this application will provide the City of Toronto with a \$7,500.00 payment-in-lieu of parking, and a \$300.00 + GST application processing fee.

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

## **DECISION HISTORY**

The current uses on the site had a prior requirement of eight (8) parking spaces. However, a deficiency of four (4) parking spaces was approved given that only four (4) spaces can be provided on-site.

The proposed addition, requires an additional three (3) parking spaces, resulting in a requested deficiency of seven (7) spaces.

The Committee of Adjustment has approved the requested deficiency subject to certain conditions.

## **ISSUE BACKGROUND**

In accordance with the former Borough of East York Zoning By-law 1916, the applicant must provide a total of eleven (11) parking stalls on site, for the existing and proposed renovations and additions. However, as a result of the physical constraints on the site only four (4) existing parking spaces can be provided on the property, resulting in a parking deficiency of seven (7) spaces. The applicant submitted a Minor Variance Application to the Committee of Adjustment, which was approved on August 3, 2006, subject to the payment-in-lieu of parking policy being applied for the proposed parking deficiency.

## **COMMENTS**

Given the previous approvals associated with the existing parking deficiencies payment-in-lieu of parking was based only on the parking needs associated with the proposed expansion, which is a total of three (3) parking spaces.

The proposed parking shortfall is not expected to have a significant impact on parking conditions in the immediate area as on-street parking is already available and a Toronto Parking Authority parking lot is located nearby.

The applicant's request for an exemption to the provision of the Zoning By-law is appropriate and supported by Transportation Services, subject to the applicant paying \$7,500 for the three (3) parking space deficiency, prior to the issuance of building permits.

**CONTACT**

Pascoal D'Souza  
Manager, Traffic Planning and Right-of-Way Management  
Tel: 416-395-7458  
Fax: 416-395-7482  
Email: pdouza@toronto.ca

**SIGNATURE**

---

Roberto Stopnicki, P.Eng  
Director

*AM/  
(PILOP\_1643and1643A\_BayviewAv)*