



**STAFF REPORT
ACTION REQUIRED**

Payment In-Lieu of Parking: Owner – 1667333 Ontario Ltd., 480 Eglinton Avenue West

Date:	March 1, 2007
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	p:\ClusterB\TRA\NorthYork\nycc07039tsny (AFS 4396)

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of two (2) parking spaces for a new commercial building, whereby zero (0) parking spaces are provided on-site, conditional upon a payment-in-lieu of parking for the two (2) parking space deficiency.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

- (1) Council exempt the applicant from the former City of Toronto Zoning By-law 438-86 parking requirement of two (2) parking spaces, subject to payment-in-lieu for the two (2) parking space deficiency;
- (2) the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the additional area and internal alteration of the existing area, which in this case amounts to \$10,000.00; and
- (3) 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 \$10,000.00 payment-in-lieu of parking, and a \$300.00 plus 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

On the hearing held on February 15, 2007, the Committee of Adjustment approved the variance application, including the approval for a parking deficiency which requires an agreement with the applicant that must be approved by Council.

ISSUE BACKGROUND

The applicant has submitted a proposal to construct a second storey addition above the existing retail commercial building, and a two-storey rear addition attached to the existing retail building. Also proposed is an internal alteration to convert the existing apartment into non residential uses. The total gross floor area (GFA) for the proposed building upon expansion is approximately 316.2m², consisting of the existing GFA of 175.8m² and the proposed addition of 140.4m².

In accordance with the former City of Toronto Zoning By-law 438-86, the applicant must provide two (2) parking spaces on-site for the proposed building, while zero (0) parking spaces are provided on-site. As such the applicant has requested approval for a parking deficiency of two (2) parking spaces, under the terms and conditions of the Payment-in-Lieu of Parking Policy.

The applicant submitted a Minor Variance Application (A0042/07NY) to the Committee of Adjustment for the development proposal and one of the variance items is the above noted two (2) space parking deficiency. The Committee has approved the variance application, subject to the Payment-in-Lieu of Parking policy being applied for the proposed parking deficiency.

COMMENTS

The applicant's request for approval of the two (2) parking space deficiency can be supported by Transportation Services. The proposed parking shortfall of two (2) parking spaces is not expected to have a significant impact on parking conditions in the

immediate area as a Toronto Parking Authority parking lot with 175 parking spaces is located in the immediate area at 125 Burnaby Boulevard.

The applicant will be required to pay a total of \$10,000.00 in accordance with the new Payment-in-Lieu of Parking policy, which stipulates a payment of \$5,000.00 per space for new construction, renovations, alterations or changes in use greater than 200m² GFA but equal or less than 400m² GFA. Therefore, a payment of \$10,000.00 for the two space deficiency is required.

CONTACT

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SIGNATURE

Roberto Stopnicki
Director

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