



**STAFF REPORT
ACTION REQUIRED**

Payment In-Lieu of Parking: Owner – Parham Rezaie, 89 Sheppard Avenue West

Date:	March 1, 2007
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	p:\2007\ClusterB\TRA\NorthYork\nycc07024tsny (AFS 4351)

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eight (8) parking spaces for a new commercial building whereby only six (6) parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the two (2) parking space deficiency.

RECOMMENDATIONS

It is recommended that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 parking requirements of eight (8) parking spaces, subject to payment-in-lieu for a 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 of the proposed building expansion, which in this case amounts to \$26,500.00; and
3. the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction to Council of any bills that may be required.

FINANCIAL IMPACT

Council's approval of this application will provide the City of Toronto with a \$26,500.00 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

The Committee of Adjustment has approved a parking deficiency which requires an agreement with the applicant that must be approved by Council.

ISSUE BACKGROUND

The applicant has submitted a proposal for a commercial building which has a requirement of eight (8) parking spaces. However, due to physical constraints on site, only six (6) existing parking spaces can be provided on the property. 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 to the Committee of Adjustment for the above noted two (2) space parking deficiency. The Committee's decision to approve the noted minor variance was declared final and binding on February 8, 2007, 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, based upon the proposed 419.4 m² building area, is not expected to have a significant impact on parking conditions in the immediate area as on-street parking as well as two (2) Toronto Parking Authority parking lots are located in the immediate area.

The applicant will be required to pay a total of \$26,500.00 in accordance to the new Payment-In-Lieu of Parking policy, which stipulates for gross floor areas larger than 400 m², a payment of \$5,000.00 per space plus, additional payment of five times the land value per m². In this case, Facilities and Real Estate Services has appraised the value of

this land at \$1,6500.00 per m². Therefore, the payment per parking space is \$5,000.00 plus \$8,250.00 (5 x \$1,650.00), or \$13,250.00 per space, for a total of \$26,500.00 for the two space deficiency.

CONTACT

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SIGNATURE

Roberto Stopnicki
Director

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