



STAFF REPORT ACTION REQUIRED

Payment In-Lieu of Parking: Owner – Goodview Investments Co. Ltd., 1838-1844 Avenue Road

Date:	April 10, 2007
To:	North York Community Council
From:	Acting Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	p:\2007\ClusterB\TRA\NorthYork\nycc07040tsny (AFS 4772)

SUMMARY

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 66 parking spaces for a new two-storey retail commercial building, whereby 40 parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the 26 parking space deficiency.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

- (1) Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 66 parking spaces, subject to payment-in-lieu for the 26 parking space deficiency;
- (2) the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 26 parking spaces based upon the proposed new building total gross floor area (GFA), which in this case amounts to \$455,000.00; 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 \$455,000.00 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

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 to construct a new two-storey retail commercial building. The total gross floor area (GFA) for the proposed new building is approximately 1,614.8 square metres.

In accordance with the former City of North York Zoning By-law 7625, the applicant must provide 66 on-site parking spaces for the proposed new building, where as only 40 spaces are proposed on-site. As such the applicant has requested approval for a parking deficiency of 26 parking spaces, under the terms and conditions of the Payment-in-Lieu of Parking Policy.

The applicant submitted a Minor Variance Application (A0801/06NY) to the Committee of Adjustment for the development proposal, and one of the variance items is the above noted 26 space parking deficiency. The Committee's decision to approve the minor variance was declared final and binding on February 22, 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 26 parking space deficiency can be supported by Transportation Services. The proposed parking shortfall of 26 parking spaces is not expected to have a significant impact on parking conditions in the immediate area as on-street public parking is available in the immediate area, as well two (2) Toronto Parking Authority Lots are located in close proximity – one at Roe Avenue with 32 spaces (one and one-half blocks from the subject site), and another at Brook Avenue with 93 spaces (two and one-half blocks from the subject site).

The applicant will be required to pay a total of \$455,000.00 in accordance with 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 5 times the land value per m². In this case, Facility and Real Estate Services has appraised the value of this land at \$2,500.00 per m². Therefore, the payment per parking space is \$5,000.00 plus \$12,500.00 (5 x \$2,500.00), or \$17,500.00 per space, for a total of \$455,000.00 for the 26 parking space deficiency.

CONTACT

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SIGNATURE

Trevor Tenn, P. Eng.
Acting Director

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