



**STAFF REPORT  
ACTION REQUIRED**

**Payment In-Lieu of Parking: Applicant – Seoul Station  
Karaoke, 6365 Yonge Street**

<b>Date:</b>	May 7, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Acting Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 24 – Willowdale</b>
<b>Reference Number:</b>	p:\2007\ClusterB\TRA\NorthYork\nycc07045tsny (5056)

**SUMMARY**

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To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 29 parking spaces to permit the conversion of the previous take-out restaurant in the basement level of a two-storey retail commercial building to a commercial recreation space/karaoke bar, where as 14 parking spaces can be provided on-site. The karaoke bar as proposed is presently in operation.

**RECOMMENDATIONS**

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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 29 parking spaces, subject to payment-in-lieu for 2 parking spaces;
- (2) the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 2 parking spaces, based upon the proposed new building total gross floor area (GFA), 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**

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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**

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

It is noted that under the previous file UDCA-98-68 in the year of 1998, when 22 parking spaces were required for the subject site and 14 on-site spaces were provided, the variance was granted and Payment In-lieu of parking was paid for the parking deficiency. The approval was subject to the basement being used for storage.

Subsequent variance application A150/03NY was made in 2003, where the applicant proposed to convert the basement area into a take-out restaurant. No net increase in the parking requirement was identified for the proposal (same as in 1998, 22 spaces required and 14 provided on-site). Given that Payment In-lieu of Parking was paid in 1998, Transportation Services had no objection to the variance application A150/03NY.

## **ISSUE BACKGROUND**

The applicant has submitted a proposal to convert the previous take-out restaurant in the basement level of a two-storey commercial building to a commercial recreation space/karaoke bar. The total gross floor area (GFA) for the proposed basement conversion is approximately 288.2 m<sup>2</sup>.

In accordance, Zoning By-law 7625, the applicant must provide a total of 29 on-site parking spaces for the existing/proposed uses, whereas only 14 spaces exist on-site, a parking deficiency of 15 parking spaces.

The applicant submitted a Minor Variance Application (A0830/06NY) to the Committee of Adjustment for the above noted parking deficiency. The variance application has been approved by the Committee of Adjustment, subject to the Payment-in-Lieu of Parking policy being applied for the parking deficiency.

## **COMMENTS**

A parking study report, dated February 5, 2007, prepared by Mark Engineering, was submitted in support of the application documents the parking demand for the subject site including the Karaoke Bar currently in operation.

The study concluded that an additional parking demand of 2 spaces would be created by the proposal over the previously approved uses for the site. Transportation Services concurs with the consultant's conclusion and recommends that payment in-lieu of parking be applied to the additional 2 spaces.

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 200.0m<sup>2</sup> GFA but equal or less than 400.0m<sup>2</sup> GFA. Therefore, the proposed changes in use for the basement area with GFA of 288.2m<sup>2</sup> is required a payment of \$10,000.00 for the 2 space deficiency is required.

## **CONTACT**

Pascoal D'Souza  
Manager, Traffic Planning and Right-of-Way Management  
Transportation Services, North York District  
Tel: 416-395-7458  
Fax: 416-395-7482  
Email: pdsouza@toronto.ca

## **SIGNATURE**

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Pascoal D'Souza, C.E.T.  
Acting Director

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