



**STAFF REPORT
ACTION REQUIRED**

Payment In-Lieu of Parking: Applicant – Fatemeh Roya Komeilinejad, 111 Sheppard Avenue West

Date:	August 14, 2007
To:	North York Community Council
From:	Acting Director, Transportation Services, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	p:\2007\Cluster\TRA\NorthYork\nycc07073tsny (5754)

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 8 parking spaces to permit interior alteration to the existing building to allow future office spaces, whereas 6 parking spaces can be provided on-site.

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 8 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

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.

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 permit interior alteration to the existing building for future office uses. The total gross floor area (GFA) for the proposed interior alteration is approximately 259.2 m².

In accordance to Zoning By-law 7625, the applicant must provide a total of 8 on-site parking spaces for the proposed uses, whereas only 6 spaces can be accommodated on-site, a parking deficiency of 2 parking spaces.

The applicant submitted a Minor Variance Application (A0546/06NY) 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

The applicant's request for approval of the 2 parking space deficiency can be supported by Transportation Services. The proposed parking shortfall of 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 30 parking spaces is located in the immediate area at 68 Sheppard Avenue West, as well as available on-street parking spaces on Beecroft Road near the subject site.

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, the proposed building with GFA of approximately 259.2m² is required a payment of \$10,000.00 for the two space deficiency.

CONTACT

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SIGNATURE

Trevor Tenn, P.Eng
Acting Director