



**STAFF REPORT
ACTION REQUIRED**

**Payment In-lieu of Parking: Owner – Ontario Conference of
The Seventh Day Adventist Church 900 Sheppard Avenue
West**

Date:	August 14, 2007
To:	North York Community Council
From:	Acting Director, Transportation Services, North York District
Wards:	Ward 10 – York Centre
Reference Number:	p:\2007\ClusterB\TRA\NorthYork\nycc07074tsny (5755)

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 17 parking stalls, conditional upon a payment in-lieu of parking, whereas 13 parking spaces are proposed.

RECOMMENDATIONS

Transportation Services, North York District recommended that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 parking requirement of 17 parking stalls, subject to payment in-lieu for 4 parking spaces;
2. the applicant enter into an Agreement with the City of Toronto for the payment in-lieu of 4 parking stalls, based upon the area of the building proposed for a change in use, which in this case amounts to \$20,000.00; 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 \$20,000.00 payment in-lieu of parking, and a \$300.00 + GST application processing fee.

DECISION HISTORY

This report is required for the purposes of requesting Council's approval for the subject payment in-lieu of parking application.

ISSUE BACKGROUND

The applicant has submitted a Minor Variance Application under File A0248/07NY to permit a place of worship use within the existing 273 m² building that was previously used as a private school.

In accordance with the former City of North York Zoning By-law 7625, the applicant must provide 17 parking stalls on site for its building. As a result of the physical constraints on the site, 13 parking spaces can be provided on the property. As such the applicant requests an exemption for the provision of the 17 required parking spaces on site, under the terms and conditions of the recently adopted City of Toronto Payment In-lieu of Parking Policy by Council.

The applicant submitted a Minor Variance Application to the Committee of Adjustment for the above noted 4 space parking deficiency. The Committee's decision to approve the noted minor variance was declared final and binding on June 27, 2007, subject to the Payment In-lieu of Parking Policy being applied for the proposed parking deficiency.

COMMENTS

The applicant's request for an exemption to the provision of 17 parking stalls is appropriate, and supported by Transportation Services. The proposed parking shortfall of 4 parking spaces, based upon the 273 m² building area is not expected to have a significant impact on parking conditions in the immediate area as public transit service is readily available and the site is within close proximity to Downsview Subway Station.

Should Council concur with applying the policy at this location, we will require that before a building permit is issued, the applicant make a payment of \$20,000.00 for the 4 parking space shortfall.

CONTACT

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

SIGNATURE

Trevor Tenn, P.Eng
Acting Director