



**STAFF REPORT
ACTION REQUIRED**

Payment In-lieu of Parking: Applicant – Shun Liang Chong, 2404 Dufferin Street

Date:	August 17, 2007
To:	North York Community Council
From:	Acting Director, Transportation Services, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	p:\2007\ClusterB\TRA\NorthYork\nycc07089tsny (5769)

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 1 space in addition to a payment in lieu for 5 spaces to enable the renovation of the existing building to restaurant uses.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 6 parking spaces, subject to payment in-lieu for 5 parking spaces;
2. the applicant enter into an agreement with the City of Toronto for the payment in-lieu of 5 parking spaces, based upon the proposed renovation gross floor area (GFA), which in this case amounts to \$12,500.00; 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 \$12,500.00 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 renovate the existing building for the use of a restaurant. The total gross floor area (GFA) for the proposed renovation, as shown on site plan dated August 17, 2007, is approximately 182.9 m².

In accordance with Zoning By-law 1-83 and 3623-97, the applicant must provide a total of 13 on-site parking spaces for the proposed uses, whereas only 1 space exists on-site, a parking deficiency of 12 parking spaces. Notwithstanding this, Transportation Services is satisfied that the proposed restaurant will generate a peak parking demand of only 6 parking spaces, as per an independent parking study undertaken by Entra Consultants.

The applicant submitted a Minor Variance Application (A0342/07NY) 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 August 14, 2007, prepared by Entra Consultants, was submitted in support of the application.

The study surveyed the peak parking demands of the existing restaurant that is to be relocated to the proposed building during the weekday and weekend peak parking periods, and concluded that the existing restaurant would generate peak parking demands of 4 spaces on Friday and 6 spaces on Saturday.

It is our opinion that the relocated restaurant would generate a comparable peak parking demand of approximately 6 spaces, given the similarities between the existing and future restaurant, including the close proximity between existing and future restaurants, the comparable seating capacities, the similar reliance on off-site parking, and the same

target of customers. Therefore, we recommend that payment in-lieu of parking be applied for 5 spaces (peak demand of 6 minus the 1 provided on-site).

The applicant will be required to pay a total of \$12,500.00 in accordance with the new Payment In-lieu of Parking policy, which stipulates a payment of \$2,500.00 per space for new construction, renovations, alterations or changes in use no more than 200.0m² GFA. Therefore, the proposed renovation with GFA of 182.9 m² is required a payment of \$12,500.00 for the 5 space deficiency.

CONTACT

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SIGNATURE

Trevor Tenn, P. Eng.
Acting Director