

1050 The Queensway – Payment-in-lieu of Parking

Date:	June 24, 2008
To:	Etobicoke York Community Council
From:	Director, Transportation Services, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	p:\2008\Cluster B\TRA\EtobicokeYork\eycc080108-tp

SUMMARY

This report seeks Council's approval to exempt Queensway Plaza Inc. from the parking requirement in site specific Bylaw No. 454-2005 (OMB) to provide three additional parking stalls. Instead of accommodating the parking on-site, the applicant requests a payment-in-lieu of parking that will pay the City \$15,000.00.

The parking exemption is appropriate because the shortfall in stalls will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's payment-in-lieu of parking policy adopted in July 2004.

RECOMMENDATIONS

Transportation Services recommends that:

1. Council exempt the applicant at 1050 The Queensway from the site specific Bylaw No. 454-2005 (OMB) parking requirement of three parking stalls, subject to a \$15,000.00 payment-in-lieu of parking.
2. The applicant signs a payment-in-lieu of parking agreement with the City, to the satisfaction of the City Solicitor.

Financial Impact

The City of Toronto will receive \$15,000.00 plus a \$300.00 application processing fee. This money will go to the Toronto Parking Authority's parking reserve fund.

COMMENTS

The property at 1050 The Queensway is zoned Limited Commercial-Avenues (AV) and is regulated by site specific Bylaw No. 454-2005 (OMB). The site is currently occupied by a ten-storey residential building, including a ground floor commercial component.

Under this bylaw, residential visitor and commercial parking may be shared. This sharing of parking is based on providing the greater of either the residential visitor requirement or the commercial parking requirement on the same property and/or situated within the same building. The Building Division advises that the existing uses require a shared parking supply of 48 stalls. The site currently provides this shared parking arrangement, and meets the by-law requirement.

Attachment #1 shows the site on the north side of The Queensway west of Islington Avenue. Attachment #2 illustrates the applicant's site plan.

The applicant proposes to convert Unit No.'s 3, 4 and 5, situated on the ground floor of this building, into a café-type restaurant accommodating a total floor area of 247.57 square metres. The zoning review prepared by the Building Division indicates that this type of use increases the required shared residential/commercial parking to a minimum total of 51 stalls. The applicant advised the Building Division that the site cannot provide the three additional shared residential/commercial parking stalls.

Etobicoke York Transportation Services advised Queensway Plaza Inc. to apply for a payment-in-lieu of parking agreement through Etobicoke York Community Council. The applicant has submitted a formal request (Attachment #3) to exempt the property from the site specific By-law No. 454-2005 (OMB) requirement for three additional parking stalls for the proposed café.

The parking exemption is appropriate. The on-site parking shortfall is not expected to have a significant impact on parking conditions in the area.

Calculating the payment in lieu of parking fee

The application falls into Category Two of the City's payment-in-lieu of parking fee structure. This formula is for new construction, renovation, alteration or change in use greater than 200 square metres, but less than or equal to 400 square metres in gross floor area. The applicant's proposal is based on a change in use.

The following chart illustrates the fee calculation:

Formula	Calculation
Shortfall of 'x' parking stalls multiplied by \$5,000 per parking stall.	3 x \$5,000 = \$15,000

CONTACT

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SIGNATURE

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ATTACHMENTS

- Attachment 1: Context Map
- Attachment 2: Applicant's Site Plan
- Attachment 3: Applicant's Letter