



STAFF REPORT ACTION REQUIRED

1040 The Queensway – Payment-in-lieu of Parking

Date:	October 9, 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\eycc080140-tp

SUMMARY

This report seeks Council's approval to exempt the applicant, from the parking requirement in site specific Bylaw No. 454-2005, to provide two additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$5,000.00 to the City.

The parking exemption is considered appropriate since 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 1040 The Queensway from the site specific Bylaw No. 454-2005 parking requirement of two parking stalls, subject to a \$5,000.00 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 \$5,000.00 plus a \$300.00 application processing fee. Five thousand dollars will go to the Toronto Parking Authority's parking reserve fund, with Transportation Services receiving the application fee.

COMMENTS

The property at 1040 The Queensway is zoned Limited Commercial-Avenues (AV) and is regulated by site specific Bylaw No. 454-2005. 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 bylaw requirement.

It is noted that City Council, at its meeting of July 15, 16 and 17, 2008, authorized a payment-in-lieu of parking request for a three parking stall exemption at the adjacent building, 1050 The Queensway to permit a proposed café-type restaurant.

Attachment No. 1 shows the subject site on the north side of The Queensway west of Islington Avenue. Attachment No. 2 illustrates the applicant's site plan.

The applicant proposes to convert Unit No.'s 4 and 5, situated on the ground floor of this building, into a dental office accommodating a total floor area of 148.00 square metres. The zoning review prepared by the Building Division indicates that this type of use increases the total required shared residential/commercial parking to 50 stalls. The applicant advised the Building Division that the site cannot provide the two additional shared residential/commercial parking stalls.

The applicant subsequently contacted Etobicoke York Transportation Services regarding the City's Payment-in-Lieu of Parking Policy and that to apply for a payment-in-lieu of parking. The applicant has submitted a formal request, Attachment No. 3, to exempt the property from the site specific Bylaw No. 454-2005 parking standard that requires two additional parking stalls for the proposed dental office.

The on-site parking shortfall is not expected to have a significant impact on parking conditions in the area. On this basis, Etobicoke York Transportation Services considers the parking exemption to be appropriate.

Calculating the payment-in-lieu of parking fee

The application falls into Category One of the City's Payment-In-Lieu of Parking Fee structure. This formula is for an increase in gross floor area resulting from construction, renovation, alteration or change in use that is less than or equal to 200 square metres. 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 \$2,500 per parking stall.	$2 \times \$2,500 = \$5,000$

CONTACT

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SIGNATURE

John Niedra, P.Eng.
Director, Transportation Services - Etobicoke York District

ATTACHMENTS

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