



**STAFF REPORT  
ACTION REQUIRED**

**Payment In-Lieu of Parking: Applicant – 2529-2533  
Yonge Street**

<b>Date:</b>	May 14, 2008	
<b>To:</b>	North York Community Council	
<b>From:</b>	Director, Transportation Services, North York District	
<b>Wards:</b>	<b>Ward 25 – Don Valley West</b>	
<b>Reference Number:</b>	p:\2008\ClusterB\TRA\NorthYork\ny08057	7769

**SUMMARY**

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To seek Council’s approval to exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces to permit the construction of a new two-storey retail commercial building, whereas 0 parking spaces can be provided on-site.

**RECOMMENDATIONS**

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Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces, subject to payment-in-lieu for 3 parking spaces;
2. the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 3 parking spaces, which in this case amounts to \$107,100.00; 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**

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Council's approval of this application will provide the City of Toronto with \$107,100.00 payment-in-lieu of parking and a \$300.00 plus GST application processing fee.

## **DECISION HISTORY**

The Committee of Adjustment on April 23, 2008 has approved a parking deficiency for this site, which requires an agreement with the applicant that must be approved by Council.

## **ISSUE BACKGROUND**

2529 Yonge Street is currently undergoing a site plan application review (application number 07 261899 NNY 25 SA) to construct a new two-storey retail/commercial building.

In accordance with the former City of Toronto Zoning By-law 438-86, the applicant must provide a total of 34 parking spaces for the proposed uses, whereas 0 spaces exist on-site, a parking deficiency of 34 parking spaces.

The existing buildings on the site did not provide parking. As a result of the existing buildings being demolished and the site being re-developed, parking is required to be provided in accordance with the applicable by-law(s).

The applicant submitted a Minor Variance Application (A0819/07NY) 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**

The applicant has submitted a parking assessment study, dated March 12, 2008 by Sernas Transtech, which concludes that there are more than sufficient vacant on-street and off-site parking spaces available in the area to accommodate potential future parking demands of the store.

In addition to the parking assessment study, Transportation Services required (and received) a parking and shopping survey to estimate the future peak parking demands of the proposed store.

The survey focused on the peak parking demands at similar retail/commercial uses within the same general area as the proposed site during a weekend peak parking period.

Based on the surveys, observed peak parking rates of the comparable fashion stores in the area, Transportation Services concurs with the consultant's study methodology and recommends that payment-in-lieu of parking be applied for 3 parking spaces, which is deemed as the anticipated peak parking demands of the subject store.

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$107,100.00 in accordance with the Payment In-lieu of Parking policy (Category 3), which stipulates a payment of \$5,000.00 per space plus, additional payment of five times the land value per m<sup>2</sup>. In this case, Facility and Real Estate Services has appraised the value of this land at \$6,140.00 per m<sup>2</sup>. Therefore, the payment per parking space is \$5,000.00 plus \$30,700.00 (5 x \$6,140.00), or \$35,700.00 per space, for a total of \$107,100.00 for the 3 space deficiency.

## **CONTACT**

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## **SIGNATURE**

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Myles Currie, B.A.  
Director

## **ATTACHMENT**

Attachment 1: 2529-2533A Yonge St – Payment in-Lieu of Parking (ny08057\_map)

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