



STAFF REPORT ACTION REQUIRED

Payment In-Lieu of Parking: Applicant – 229 Sheppard Avenue West

Date:	September 11, 2008
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	ny08098

SUMMARY

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces to permit the construction of a new office building, whereas four (4) parking spaces can be provided on-site.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces, subject to payment-in-lieu for two (2) parking spaces;
2. the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$10,000.00; and

FINANCIAL IMPACT

Council's approval of this application will provide the City of Toronto with a \$10,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

DECISION HISTORY

On May 7, 2008, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0194/08NY, which requires an agreement with the applicant that must be approved by Council.

ISSUE BACKGROUND

As part of the current Site Plan Application IBMS No. 08 116815 NNY 23 SA, the applicant submitted a proposal to construct a new building for professional office uses. The total gross floor area (GFA) for the proposed building, as shown on site plan dated July 9, 2008, is approximately 290 m².

In accordance with Zoning By-law 7625, a total of six (6) on-site parking spaces are required for the proposed uses, whereas only four (4) spaces can be provided on-site a parking deficiency of two (2) parking spaces.

The applicant submitted a Minor Variance Application (A0194/08NY) 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 retained the services of Sernas Transtech, a qualified transportation consultant; they have provided correspondence via e-mail dated August 21, 2008 in support of the application.

The consultant has indicated that the proposed office building is for a service company with eight (8) employees, four (4) of which drive. During the odd occasion, a delivery vehicle or sales representative may park on-site in an area not marked for parking (e.g. in the driveway aisle).

It is our opinion that the proposed parking supply of four (4) spaces can accommodate the site parking demand in most instances for the intended specific use and that one (1) additional vehicle may park on-site in the short term. Therefore, we recommend that payment in-lieu of parking be applied for 2 spaces.

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$10,000.00 in accordance with the Payment-In-Lieu of Parking Policy (Category 2), which stipulates a payment of \$5,000.00 per parking space for new construction, renovations, alterations, or changes in use with a gross floor area (GFA) of between 200 m² and 400 m². Therefore, the proposed building with a GFA of 290 m² requires a payment of \$10,000.00 for the two (2) space parking deficiency.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director