



**STAFF REPORT
ACTION REQUIRED**

56 Temperance Street – Cash Payment-in-lieu of Providing Parking

Date:	April 7, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services - Toronto and East York District
Wards:	Toronto Centre-Rosedale - Ward 28
Reference Number:	Ts08063te.top.doc

SUMMARY

A developer is proposing to construct an at-grade infill restaurant addition to an existing 10-storey office building at Premises No. 56 Temperance Street. As part of the proposal, eight existing at-grade parking spaces will be eliminated, which will result in a shortfall of eight parking spaces. In view of this short fall, the applicant has submitted an application to make a cash payment in-lieu of providing the required parking spaces. Transportation Services staff support the application for cash payment-in-lieu of parking.

RECOMMENDATIONS

Transportation Services recommends that City Council:

1. Approve the application by Goodmans, Barristers & Solicitors, on behalf of BRE (56 Temperance Street) for a cash payment-in-lieu of providing eight parking spaces, in the amount of \$20,000.00.
2. Approve the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of eight parking spaces, in the amount of \$20,000.00.

Financial Impact

Monies collected from this application would be directed to the Toronto Parking Authority parking reserve account.

ISSUE BACKGROUND

The property at Premises No. 56 Temperance Street, located on the north side of Temperance Street, west of Bay Street, is presently occupied by a ten-storey office building. The applicant previously obtained variances to increase the maximum permitted non-residential gross floor area of the building to 3,598 square metres (File No. A1187-83). The proposal to replace the existing surface parking spaces with an infill addition requires that the maximum gross floor area of the building be increased by a further 114 square metres to 3,694 square metres. The Zoning By-law requires that the owner maintain the existing eight parking spaces in respect of the existing office uses on the site. The owner applied to the Committee of Adjustment for variances in respect of the infill addition to, among other things, provide “zero” parking spaces instead of eight parking spaces, as required by the Zoning By-law. In Notice of Decision, dated February 6, 2008, (File No. A0064/08TEY) the Committee of Adjustment granted the owner a temporary parking variance, expiring February 27, 2009, to provide the owner time to find other means of satisfying the parking requirement for eight parking spaces. In view of this decision, the owner would like to make a cash payment-in-lieu of providing the required parking spaces. A map of the area is attached as DWG No. 421F-9248 dated April 2008.

COMMENTS

An application was submitted to this Division on February 19, 2008 by Goodmans, Barristers and Solicitors, on behalf of BRE (56 Temperance Street), the owner of the property, for a cash payment-in-lieu of providing eight parking spaces.

Based on staff review of the site plans for this project, providing additional on-site parking is not feasible. However, surplus non-resident parking demand can be accommodated in a nearby Toronto Parking Authority parking garage located approximately 150 metres north of the site (under Nathan Phillips Square). In view of these circumstances, it is appropriate to waive the requirement to provide eight non-

residential parking spaces and approve the application for a cash payment-in-lieu of these spaces. In accordance with the cash payment-in-lieu of parking formula adopted by City Council, the payment will be \$2,500 for each parking space, for a total payment of \$20,000.

CONTACT

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SIGNATURE

Andrew Koropeski, P. Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9248, dated April, 2008

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