



**STAFF REPORT
ACTION REQUIRED**

130 Bloor Street West – Cash Payment-in-Lieu of Providing Parking

Date:	December 17, 2007
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	Toronto Centre-Rosedale, Ward 27
Reference Number:	Ts07221te.top.doc

SUMMARY

A developer is proposing to add to and alter the existing building at Premises No. 130 Bloor Street West, which will result in a shortfall of six parking spaces. In view of this parking shortfall, 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 payment-in-lieu of parking.

RECOMMENDATIONS

Transportation Services recommends that City Council approve:

1. the application by N. Jane Pepino, Aird & Berlis LLP, on behalf of 130 Bloor KS Inc., for a cash payment-in-lieu of providing six parking spaces, in the amount of \$336,000;
2. the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of six parking spaces, in the amount of \$336,000; and
3. that should the applicant seek and receive approval to accommodate the parking shortfall in some other acceptable manner (for example, provision of spaces at an off-site location), then the payment-in-lieu provision for the subject application will not be required.

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. 130 Bloor Street West, located on the north side of Bloor Street West, east of Avenue Road, is presently occupied by a fourteen-storey mixed-use building. The applicant would like to modify the interior of the building, which would result in changes to the size and breakdown of the existing office, retail, and residential uses. Furthermore, a seven-storey addition is being proposed by the developer above the existing building consisting of residential condominium units. As part of these changes, the single-level of underground parking will be reconfigured to maximize the parking supply. However, the non-resident parking supply will be six spaces less than the minimum requirements of the zoning bylaw. In its Notice of Decision, dated July 9, 2007, the Committee of Adjustment approved the reduction in parking on the condition that the Owner makes, a cash payment-in-lieu of providing the required parking spaces. A map of the area is attached as DWG. No. 421F-9089.

COMMENTS

An application was submitted to this Division on July 27, 2007 by N. Jane Pepino, Aird & Berlis LLP, on behalf of 130 Bloor KS Inc, the owner of the property, for a cash payment-in-lieu of providing six parking spaces.

Based on a 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 that is located immediately north of the subject site. In view of these circumstances, it is appropriate to waive the requirement to provide six 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 formulae adopted by City Council, the payment will be \$56,000 for each parking space, for a total payment of \$336,000.

Staff understand that the applicant may be pursuing an opportunity to lease six parking spaces across the street from the subject development and may apply to have these spaces approved by the Committee of Adjustment early in 2008. If the Committee of Adjustment approves this alternative off-site parking supply arrangement, payment-in-lieu will not be required.

CONTACT

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SIGNATURE

Andrew Koropeski, P. Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9089, dated September 2007

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