

## **570 Rogers Road – Payment-in-Lieu of Parking**

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|--------------------------|---|
| <b>Date:</b>             | February 25, 2009   |
| <b>To:</b>               | Etobicoke York Community Council                            |
| <b>From:</b>             | Director, Transportation Services - Etobicoke York District |
| <b>Wards:</b>            | Ward 12 – York South-Weston                                 |
| <b>Reference Number:</b> | p:\2009\Cluster B\TRA\EtobicokeYork\eycc090052-tp           |

### **SUMMARY**

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This report seeks Council's approval to exempt the applicant from the parking requirement in the former City of York Bylaw 1-83 to provide three additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$7,500.00 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. City Council approval is required as this matter has not been delegated.

### **RECOMMENDATIONS**

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Transportation Services recommends that:

1. Council exempt the applicant at 570 Rogers Road from the former City of York Bylaw 1-83 parking requirement of three parking stalls, subject to a \$7,500.00 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 \$7,500.00 plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$7,500.00, with Transportation Services receiving the application fee of \$300.00.

## **COMMENTS**

The property at 570 Rogers Road is zoned Local Commercial / Residential Zone (LCR) and is regulated by the former City of York Bylaw 1-83. The site is currently occupied by a two-storey mixed-use building, including a ground floor commercial component and a second floor residential unit.

Attachment 1 shows the subject site on the north side of Rogers Road east of Keele Street. Attachment 2 illustrates the applicant's site plan.

The applicant proposes to convert the ground floor retail space of this building into a private club accommodating a total floor area of 107.76 square metres. The zoning review prepared by the Building Division indicates that the proposed and existing uses require a total of five parking stalls. Based on the review of the site plan for the project, it does not appear feasible to provide additional on-site parking. Although four parking stalls are shown on the site plan, two stalls are illustrated in tandem without independent freedom of access, resulting in the provision of just two legal parking stalls. The applicant advised the Building Division that the site cannot provide the three additional parking stalls.

The applicant subsequently contacted Etobicoke York Transportation Services requesting that they apply for a payment-in-lieu of parking under the City's Payment-in-Lieu of Parking Policy. The applicant has submitted a formal request, Attachment 3, to exempt the property from the former City of York Bylaw 1-83 parking standard that requires three additional parking stalls to accommodate the proposed private club use.

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 resulting in an increase in the required on-site parking supply.

The following chart illustrates the fee calculation:

| Formula  | Calculation           |
|--|-----------------------|
| Shortfall of 'x' parking stalls multiplied by \$2,500 per parking stall. | 3 x \$2,500 = \$7,500 |

## CONTACT

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## SIGNATURE

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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