
City Council

Motion without Notice

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| MM41.12 | ACTION | | | Ward: 26 |
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Re-opening of North York Community Council Item NY27.78, headed "Payment In-Lieu of Parking - 170 Wicksteed Avenue" to require payment in lieu of parking for one space instead of three spaces, by Councillor Parker, seconded by Councillor Rae

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
*This Motion is subject to a re-opening of Item NY27.78. A two-thirds vote is required to re-open that Item. * This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Parker, seconded by Councillor Rae, recommends that City Council rescind its previous decision on North York Community Council Item NY27.78 and adopt the following recommendations instead:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of five (5) parking spaces at 170 Wicksteed Avenue, subject to payment-in-lieu for one (1) parking space.
2. City Council require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of one (1) parking space, amounting to a payment of \$8,850.00, in accordance with the Payment In-lieu of Parking policy (Category 3).

Summary

On May 13, 2009, the Committee of Adjustment, North York District, approved a parking deficiency as part of Minor Variance Application A0136/09NY, which requires an agreement with the applicant that must be approved by City Council.

City Council at its meeting on September 30 and October 1, 2009 adopted North York Community Council Item NY27.78, headed "Payment In-Lieu of Parking - 170 Wicksteed Avenue", and in so doing, exempted the applicant from the former Leaside Zoning By-law requirement of seven (7) parking spaces, subject to payment-in-lieu for three (3) parking spaces.

Following the Council decision, additional revised zoning review records were provided to Transportation Services by Toronto Building indicating the former Leaside Zoning By-law requirement for parking spaces is in fact five (5) spaces.

Four (4) parking spaces can be provided on-site, which results in a parking deficiency of one (1) parking space instead of the previous three (3) spaces.

The Payment In-lieu of Parking policy (Category 3) stipulates a payment of \$5,000.00 per space plus an additional payment of five times the land value per m2. In this case, Facility and Real Estate Services has appraised the value of this land at \$770.00 per m2. Therefore, the payment per parking space is \$5,000.00 plus \$3,850.00 (5 x \$770.00), or \$8,850.00 for the one (1) space deficiency, instead of \$26,550.00 for the former three space deficiency.

Based on the updated information provided by Toronto Building, this Motion seeks to re-open the previous Council decision in order to require a cash in lieu payment for one (1) space only.

Requires Re-opening:

North York Community Council Item NY27.7.8, headed "Payment In-Lieu of Parking - 170 Wicksteed Avenue" adopted by City Council on September 30 and October 1, 2009.

(Submitted to City Council on October 26 and 27, 2009 as MM41.12)