

Payment In-Lieu of Parking: Applicant – 370 Wilson Avenue

Date:	March 5, 2009
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 10 – York Centre
Reference Number:	ny09022

SUMMARY

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eight (8) parking spaces to permit the existing commercial building to be used as a professional medical office, 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 eight (8) parking spaces, subject to payment in-lieu for four (4) parking spaces, and an on-site provision of four (4) parking spaces;
2. the applicant enter into an agreement with the City of Toronto for the payment in -lieu of four (4) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$10,000.00;

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 March 4, 2009, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0022/09NY, which requires an agreement with the applicant that must be approved by Council.

ISSUE BACKGROUND

In accordance with Zoning By-law 7625, a total of 8 on-site parking spaces are required for the proposed uses, whereas four (4) spaces can be provided on-site, a parking deficiency of four (4) parking spaces.

The applicant submitted a Minor Variance Application (A0022/09NY) 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

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 1), which stipulates a payment of \$2,500.00 per parking space for new construction, renovations, alterations, or changes in use equal to or less than 200 m² gross floor area (GFA). Therefore, the proposed professional medical office with a GFA of 188.6 m² requires a payment of \$10,000.00 for the four (4) parking spaces deficiency.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENT

Attachment 1: Location drawing: 370 Wilson Av – Payment In-Lieu of Parking
(ny09022_drawing)