

**Payment In-Lieu of Parking: Applicant – 5315 Yonge Street**

<b>Date:</b>	February 2, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 23 – Willowdale</b>
<b>Reference Number:</b>	ny09019

**SUMMARY**

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To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 7 parking spaces to permit a salon and spa on the ground floor and basement level and a professional office on the second floor, whereas zero(0) parking spaces can be provided on-site.

**RECOMMENDATIONS**

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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 7 parking spaces, subject to payment-in-lieu for 2 parking spaces; and
2. the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 2 parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$5,000.00;

## **FINANCIAL IMPACT**

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Council's approval of this application will provide the City of Toronto with a \$5,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

## **DECISION HISTORY**

On December 3, 2008, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0696/08NY, 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 7 on-site parking spaces are required for the proposed uses, whereas zero (0) spaces can be provided on-site, a parking deficiency of 7 parking spaces.

However, the subject property previously operated as a retail store with 95 m<sup>2</sup> of GFA on the ground floor. This previous use had required 1 parking space per every 28 m<sup>2</sup> of GFA for a total of three (3) parking spaces. In addition, separate residential units on the second floor and basement level had required a total of two (2) parking spaces.

As per the site's previous use, a total of 5 parking spaces had been required under Zoning By-law 7625, which were not provided. Given that there has been a previous approval to the deficiency, the applicant will be subject to Payment-In-Lieu of Parking for the incremental difference in the proposed uses, which is two (2) spaces.

The applicant submitted a Minor Variance Application (A0696/08NY) 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 \$5,000.00 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 m<sup>2</sup> in gross floor area (GFA). Therefore, the proposed commercial building containing salon, spa and professional office with a GFA of 190 m<sup>2</sup> requires a payment of \$5,000.00 for the two space parking deficiency.

## **CONTACT**

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## **SIGNATURE**

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Myles Currie, B.A.  
Director

## **ATTACHMENT**

Attachment 1 – 5315 Yonge Street Payment in-Lieu of Parking (*ny09019\_drawing*)

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