

Payment In-Lieu of Parking: Applicant – 3011 Bathurst Street

Date:	April 16, 2009
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	ny09025 (A0342/08NY)

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 construction of additions to the rear portion and front portion of the existing commercial plaza, whereas zero (0) 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 eight (8) parking spaces; and
2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of (eight) 8 parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$40,000.00.

FINANCIAL IMPACT

Council's approval of this application will provide the City of Toronto with a \$40,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

DECISION HISTORY

On July 2, 2008, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0342/08NY, which requires an agreement with the applicant that must be approved by Council.

ISSUE BACKGROUND

The existing building was approved and constructed before the City of North York Zoning By-law 7625 was enacted. Therefore, the subject site will only be subject to payment-in-lieu of parking for the proposed additions to the existing building.

In accordance with Zoning By-law 7625, a total of eight (8) on-site parking spaces are required for the proposed additions, whereas zero (0) spaces can be provided on-site, a parking deficiency of eight (8) parking spaces.

The applicant submitted a Minor Variance Application (A0342/08NY) 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 \$40,000.00 in accordance with the Payment In-Lieu of Parking Policy (Category 2), which stipulates a payment of \$5,000.00 per parking space for new construction, renovations, alterations, or changes in use greater than 200 m² gross floor area (GFA) but equal to or less than 400 m² GFA. Since the proposed additions to the rear and front portions of the existing commercial plaza total GFA of 231 m² a payment of \$40,000.00 for the eight (8) space parking deficiency is required.

CONTACT

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SIGNATURE

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