

**Payment In-Lieu of Parking: Applicant – 170 Wicksteed Avenue**

<b>Date:</b>	August 17, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 26 – Don Valley West</b>
<b>Reference Number:</b>	<i>ny09054</i>

**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 seven (7) parking spaces to permit the conversion of the existing industrial building into a residential condominium, whereas four (4) 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 seven (7) parking spaces at 170 Wicksteed Avenue, subject to payment-in-lieu for three (3) parking spaces; and
2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of three (3) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$26,550.00.

**FINANCIAL IMPACT**

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Council's approval of this application will provide the City of Toronto with a \$26,550.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

## **DECISION HISTORY**

On May 13, 2008, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0136/09NY, 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 seven (7) on-site parking spaces are required for the proposed additions, whereas four (4) spaces can be provided on-site, a parking deficiency of three (3) parking spaces.

The applicant submitted a Minor Variance Application (A0136/09NY) to the Committee of Adjustment for the above noted parking deficiency. Transportation Services supported the minor variance in this specific case, subject to payment in-lieu of parking being applied to the parking deficiency. The variance application was subsequently 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 \$26,550.00 in accordance with the Payment In-lieu of Parking policy (Category 3), which stipulates a payment of \$5,000.00 per space plus, additional payment of five times the land value per m<sup>2</sup>. In this case, Facility and Real Estate Services has appraised the value of this land at \$770.00 per m<sup>2</sup>. Therefore, the payment per parking space is \$5,000.00 plus \$3,850.00 (5 x \$770.00), or \$8,850.00 per space, for a total of \$26,550.00 for the three (3) space deficiency.

## **CONTACT**

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## **SIGNATURE**

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Myles Currie, B.A.  
Director

## **ATTACHMENT**

Attachment 1: Location drawing: 170 Wicksteed Av – Payment-In-Lieu of Parking  
(*ny09054\_drawing*)