



STAFF REPORT ACTION REQUIRED

Cash Payment-in-Lieu of Providing Parking – 555 St. Clair Avenue West

Date:	August 14, 2009
To:	Toronto and East York Community Council
From:	Director, Transportation Services Toronto and East York District
Wards:	St. Paul's, Ward 21
Reference Number:	Ts09133top.doc

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

A developer is proposing to add to and alter the existing building at Premises No. 555 St. Clair Avenue West, which will result in a shortfall of three required on-site parking spaces. In view of this parking shortfall, the applicant has submitted an application to make a cash payment-in-lieu of providing the required parking spaces. Transportation Services staff support the application for payment-in-lieu of parking.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council approve:

1. the application by Yenn Mee Chung, C & D Properties Inc., on behalf of 555 St. Clair Avenue West, for a cash payment-in-lieu of providing three on-site parking spaces, in the amount of \$15,000; and
2. the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of three parking spaces, in the amount of \$15,000.

Financial Impact

Monies collected from this application would be directed to the Toronto Parking Authority parking reserve account.

ISSUE BACKGROUND

The property at Premises No. 555 St. Clair Avenue West, located on the south side of St. Clair Avenue West, west of Vaughan Road, is presently occupied by a two-storey mixed-use building. The applicant would like to construct a second storey addition and convert the existing second floor apartment, including the addition, into an office use. The zoning bylaw parking requirement for the subject site is three spaces. In its Notice of Decision, dated May 22, 2009, the Committee of Adjustment refused the provision for no on-site parking for the subject site. A map of the area is attached as DWG. No. 421F-9740.

COMMENTS

An application was submitted to Transportation Services on June 3, 2009 by Yenn Mee Chung, C & D Properties Inc., on behalf of 555 St. Clair Avenue West, for a cash payment-in-lieu of providing three parking spaces.

Based on a staff review of the site plan drawing for this project, providing additional on-site parking is not feasible and there is no space availability at the nearby Toronto Parking Authority lots to accommodate the zoning bylaw parking requirement for 555 St. Clair Avenue West. In view of these circumstances, it is appropriate to waive the requirement to provide three non-residential parking spaces and approve the application for a cash payment-in-lieu of these spaces. In accordance with the cash payment-in-lieu of parking formulae adopted by City Council, the payment will be \$5,000 for each parking space, for a total payment of \$15,000.

CONTACT

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SIGNATURE

Peter Noehammer, P. Eng.
Director, Transportation Services

ATTACHMENTS

Drawing No. 421F-9740, dated August 2009

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