

**3010 and 3012 Bloor Street West – Payment-in-Lieu of Parking**

<b>Date:</b>	February 18, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Acting Director, Transportation Services - Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100042-to

**SUMMARY**

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This report seeks Council's approval to exempt the applicant from a requirement to provide ten additional parking stalls. Instead of accommodating the parking on-site, the applicant requests a payment-in-lieu of parking to the City in the amount of \$147,000.00.

The parking exemption is considered appropriate, since the ten parking stalls shortfall will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's Payment-In-Lieu of Parking Policy adopted in July 2004. City Council approval is required as this matter has not been delegated.

**RECOMMENDATIONS**

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Transportation Services recommends that:

1. Council exempt the applicant at 3010 and 3012 Bloor Street West from the parking requirement of ten parking stalls, subject to a \$147,000.00 payment-in-lieu of parking.
2. The applicant signs a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

## **Financial Impact**

The City of Toronto will receive \$147,000.00, plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$147,000.00, with Transportation Services receiving the application fee of \$300.00.

## **COMMENTS**

The subject site is zoned 'Avenues' (AV) and regulated by By-laws 941-2003, 358-2004, 131-2007 and 11869. The site is currently occupied by: an existing one-storey and partial two-storey 852.43 square metre 'Shoppers Drug Mart' at 3010 Bloor Street West; an existing 110.66 square metre one-storey nail salon within a portion of 3010 Bloor Street West; and, an existing 179.31 square metre one-storey 'Second Cup' coffee shop at 3012 Bloor Street West.

Both of the properties, municipally addressed as 3010 and 3012 Bloor Street West, are under the same ownership.

Attachment 1 shows the subject site on the north side of Bloor Street West, east of Royal York Road. Attachment 2 illustrates the applicant's site plan. Attachment 3 is the applicant's request for a payment-in-lieu of parking.

The applicant proposes to terminate the coffee shop lease at 3012 Bloor Street West, and expand the existing pharmacy into this vacant floor area. In addition, they propose to construct a 458.55 square metre second floor addition over the pharmacy and coffee shop.

City Planning recently circulated a Site Plan Control Application to formally review the applicant's proposed expansion.

The zoning review prepared by the Building Division indicates that the proposed pharmacy expansion requires a total of ten parking stalls. The applicant advised the Building Division that the site cannot provide the ten additional parking stalls. Based on our review of the site plan for the project, it does not appear feasible to provide any on-site parking.

In Decision Number's A300/09EYK and A353/09EYK, the Committee of Adjustment granted conditional approval to the applicant's request for four minor variances, including this parking variance, in conjunction with their proposed pharmacy expansion. The conditions outlined in both of these Committee of Adjustment Decisions requires the applicant to obtain authorization from Etobicoke York Community Council to enter into a payment-in-lieu of parking agreement for the ten parking stalls that cannot be provided on-site.

The applicant subsequently contacted Etobicoke York Transportation Services requesting a payment-in-lieu of parking under the City's Payment-in-Lieu of Parking Policy.

The on-site parking shortfall is not expected to have a significant impact on parking conditions in the area. On this basis, Etobicoke York Transportation Services considers the parking exemption to be appropriate.

### **Calculating the payment-in-lieu of parking fee**

The application falls into Category Three of the City's Payment-In-Lieu of Parking Fee structure. This formula is for a completely new construction, or the construction renovation, alteration or changes in use resulting in an increase in gross floor area greater than 400 square metres. The applicant's proposal is based on construction exceeding 400 square metres resulting in an increase in the required on-site parking supply.

The following chart illustrates the fee calculation:

Formula	Calculation
Shortfall of 'x' parking stalls multiplied by (\$5,000 + 5 x land value per square metre).	$10 \times (\$5,000 + 5 \times \$1,940) = \$147,000$

### **CONTACT**

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### **SIGNATURE**

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Allan Smithies  
Acting Director, Transportation Services - Etobicoke York District

### **ATTACHMENTS**

Attachment 1: Context Map  
Attachment 2: Applicant's Site Plan  
Attachment 3: Applicant's Letter