

## **576 Rogers Road – Payment-in-Lieu of Parking**

<b>Date:</b>	March 30, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services - Etobicoke York District
<b>Wards:</b>	Ward 12 – York South-Weston
<b>Reference Number:</b>	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100066-tp

### **SUMMARY**

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This report seeks Council's approval to exempt the applicant from the parking requirement of the former City of York Bylaw 1-83 to provide one additional parking stall. Instead of accommodating the parking on-site, the applicant requested a payment-in-lieu of parking in the amount of \$2,500.00 to the City.

The parking exemption is considered appropriate. The one-stall 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 City Council approve:

1. Exempting the owner of 576 Rogers Road from the former City of York Bylaw 1-83 parking requirement of one parking stall, subject to a \$2,500.00 payment-in-lieu of parking.
2. Requiring the applicant to enter into 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 \$2,500.00 plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$2,500.00, with Transportation Services receiving the application fee.

## COMMENTS

The property at 576 Rogers Road is zoned Local Commercial/Residential Zone (LCR) and is regulated by the former City of York Bylaw 1-83. The site is currently occupied by a two-storey mixed-use building, including a ground floor commercial component and a second floor residential unit.

Attachment 1 shows the subject site on the north side of Rogers Road, east of Keele Street. Attachment 2 illustrates the applicant's site plan.

The applicant proposes to renovate the existing ground floor pharmacy and construct a 38.29 square metre one-storey addition along the rear of the existing building. The proposed addition is intended to accommodate a doctor's office that provides an ancillary function to the pharmacy. The zoning review prepared by the Building Division indicates that the proposed use requires one additional parking stall. Based on a review of the site plan for the project, it is not feasible to provide any on-site parking.

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 applicant has submitted a formal request, Attachment 3, to exempt the property from the former City of York Bylaw 1-83 parking requirement.

The one stall 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 One of the City's Payment-In-Lieu of Parking Fee structure. This formula applies to increases in gross floor area resulting from construction, renovation, alteration or a change in use that is less than, or equal to 200 square metres. The applicant's proposal is based on a change in use, 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 \$2,500 per parking stall.	1 x \$2,500 = \$2,500

## **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