



## STAFF REPORT ACTION REQUIRED

### 258-260 Browns Line – Payment-In-Lieu of Parking

<b>Date:</b>	July 15, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Acting Director, Transportation Services - Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	p:\2010\Cluster B\TRA\EtobicokeYork\eycc100123-tp

#### SUMMARY

---

This report seeks Council's approval to exempt the applicant from the parking requirement in the former City of Etobicoke Zoning Code to provide two additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$5,000.00 to the City of Toronto.

The parking exemption is considered appropriate since the two-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

---

Transportation Services recommends that:

1. Council exempt the applicant at 258-260 Browns Line from the former City of Etobicoke Zoning Code parking requirement of two parking stalls, subject to a \$5,000.00 payment-in-lieu of parking.
2. The applicant signs a Payment-In-Lieu of Parking Agreement with the City of Toronto, to the satisfaction of the City Solicitor.

## Financial Impact

The City of Toronto will receive \$5,000.00 plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$5,000.00, with Transportation Services receiving the application fee of \$300.00.

## COMMENTS

The property at 258-260 Browns Line is zoned Limited Commercial (CL) and is regulated by the former City of Etobicoke Zoning Code. 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 west side of Browns Line north of Albright Avenue. Attachment 2 illustrates the applicant's ground floor plan.

The applicant proposes to accommodate an 80 square metre dental office on the existing ground floor of this building. The applicant intends to maintain the existing second floor residential unit. The zoning review prepared by the Building Division indicates that the proposed use requires five parking stalls. Based on a review of the existing site layout, the rear of the property appears to provide three functional on-site parking stalls. The applicant advised the Building Division that the site cannot provide the two additional required parking stalls.

The applicant subsequently contacted Etobicoke York Transportation Services requesting that they apply for 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 Etobicoke Zoning Code parking standard that requires two additional parking stalls to accommodate the proposed dental office use.

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 One of the City's Payment-In-Lieu of Parking Fee structure. This formula is for an increase in gross floor area resulting from construction, renovation, alteration or 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.	2 x \$2,500 = \$5,000

## **CONTACT**

Joe Mariconda, Transportation Engineering Coordinator, Etobicoke York District  
Tel: (416) 394-8417 Fax: (416) 394-8942  
E-mail: jmarico@toronto.ca  
AFS12583

## **SIGNATURE**

---

Steven T. Kodama, P.Eng  
Acting Director, Transportation Services - Etobicoke York District

## **ATTACHMENTS**

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