

Payment In-Lieu of Parking: Applicant – 1959 Avenue Road

Date:	March 31, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny10036</i>

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of twelve (12) parking spaces to permit the 2nd floor expansion of the existing restaurant, whereas one (1) parking space can be provided on-site.

RECOMMENDATIONS

Transportation Services Division, North York District recommends that City Council:

1. Exempt the applicant from the former City of North York Zoning By-law 7625 requirement of twelve (12) parking spaces, subject to payment in-lieu for seven (7) parking spaces and the provision of one on-site parking space; and
2. Approve that the applicant enter into an agreement with the City of Toronto for the payment in-lieu of seven (7) parking spaces, based upon the proposed additional gross floor area (GFA), which in this case amounts to \$17,500.00.

Financial Impact

Council’s approval of this application will provide the City of Toronto with a \$17,500.00 payment in-lieu of parking, and a \$300.00 plus GST application processing fee.

DECISION HISTORY

On January 20, 2010, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0540/09NY, 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 twelve (12) on-site parking spaces are required for the proposed additions (as determined by Toronto Building), whereas one (1) space can be provided on-site, a parking deficiency of eleven (11) parking spaces.

The applicant submitted a Minor Variance Application (A0540/09NY) to the Committee of Adjustment for the above noted parking deficiency. The variance application has been approved by the Committee of Adjustment, subject to the Payment In-Lieu of Parking Policy being applied for the parking deficiency.

Given that the site has previously operated as a restaurant on the main floor, Transportation Services Division will apply the payment in-lieu of parking fee only to the additional GFA, or incremental difference in GFA.

Therefore, for the additional GFA of 72 m² (2nd floor expansion) the parking required would be a total of seven (7) spaces.

COMMENTS

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$17,500.00 in accordance with the Payment In-lieu of Parking policy (Category 1), which stipulates a payment of \$2,500.00 per space for new construction, renovations, alterations, or changes in use equal to or less than 200 m² gross floor area (GFA). Therefore, the proposed 2nd floor restaurant addition with a GFA of 72 m² requires a payment of \$17,500.00 for the seven (7) space parking deficiency.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENT

Attachment 1: Location drawing: 1959 Avenue Road – Payment In-Lieu of Parking
(*ny10036_drawing*)