



STAFF REPORT ACTION REQUIRED

Payment In-Lieu of Parking: Applicant – 3362-3370 Yonge Street

Date:	March 29, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>ny10047</i>

SUMMARY

To seek Council's approval to exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 87 parking spaces to permit the construction of a new three-storey retail commercial and medical office building, whereas 0 parking spaces 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 Toronto Zoning By-law 438-86 requirement of 87 parking spaces, subject to payment-in-lieu for 16 parking spaces;
2. Approve that the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 16 parking spaces based upon the proposed additional Gross Floor Area (GFA), which in this case amounts to \$720,000.00; and
3. Request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Financial Impact

Council's approval of this application will provide the City of Toronto with \$720,000.00 payment-in-lieu of parking and a \$300.00 plus GST application processing fee.

ISSUE BACKGROUND

3362-3370 Yonge Street is currently undergoing a site plan application review (application number 09 116858 NNY 16 SA) to construct a new three-storey retail (Shoppers Drug Mart floor 1 and 2) and medical office (floor 3) building.

In accordance with the former City of Toronto Zoning By-law 438-86, the applicant must provide a total of 87 parking spaces for the proposed uses, whereas 0 spaces exist on-site, a parking deficiency of 87 parking spaces.

The existing buildings on the site did not provide parking. As a result of the existing buildings being demolished and the site being re-developed, parking is required to be provided in accordance with the applicable by-law(s).

The applicant submitted a Minor Variance Application (A0095/09NY) to the Committee of Adjustment meeting on September 2, 2009 for the above noted parking deficiency which was not approved. The applicant subsequently appealed this decision to the Ontario Municipal Board (OMB). The Ontario Municipal Board decision dated February 4, 2010 (PL090890) allowed the parking variance as per Transportation Services memorandum dated August 14, 2009 which recommended payment-in-lieu of parking, be applied to the subject site.

COMMENTS

The applicant has submitted several parking assessments, the most up to date being June 17, 2009 by BA Group Transportation Consultants. The parking assessment which concludes that there are vacant on-street and off-site parking spaces available in the area to accommodate potential future parking demands of the Shoppers Drug Mart and medical office.

Transportation Services Division required (and received) a proxy parking survey to estimate the peak parking demands of the proposed store. The proxy site was a Shoppers Drug Mart located at Queen Street and Parliament Street. The survey focused on the peak parking demands of a similarly sized Shoppers Drug Mart site during a weekend peak parking period.

Transportation Services Division also required further information into the parking requirements of a medical office in this area. BA Group contacted Cirrus Consulting Group who specializes in medical clinics, hospitals and ministries of health. The Cirrus memo provided Transportation Services with adequate information (for example the approximate number of patients per hour per doctor and the estimated percentage of patients driving to the clinic based on a previous medical office in the area) to make an informed decision on the parking demand of a medical office.

Based on the surveys and observed peak parking rates of the comparable Shoppers Drug Mart store and the medical office information, Transportation Services concurs with the

consultant's study methodology and recommends that payment-in-lieu of parking be applied for 16 parking spaces, which is deemed as the anticipated peak parking demands of the subject store.

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$720,000.00 in accordance with the Payment In-lieu of Parking policy (Category 3), which stipulates a payment of \$5,000.00 per space plus, additional payment of five times the land value per m². In this case, Facility and Real Estate Services has appraised the value of this land at \$8,000.00 per m². Therefore, the payment per parking space is \$5,000.00 plus \$40,000.00 (5 x \$8,000.00), or \$45,000.00 per space, for a total of \$720,000.00 for the 16 space deficiency.

CONTACT

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SIGNATURE

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