



STAFF REPORT ACTION REQUIRED

Payment In-Lieu of Parking: Applicant – 5295 Yonge Street

Date:	May 25, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	<i>ny10073</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 use of the second floor of the existing building as a personal service shop (Holistic Centre), whereas zero (0) parking spaces can be provided on site.

RECOMMENDATIONS

Transportation Services Division, North York District recommends that North York Community 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 one (1) parking space; and
2. Approve that the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of one (1) parking space, based upon the proposed gross floor area (GFA), which in this case amounts to \$2,500.00.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$2,500.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

DECISION HISTORY

On May 12, 2010, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0068/10NY, 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 whereas zero (0) spaces can be provided on site, a parking deficiency of twelve (12) parking spaces. The proposed addition requires only one parking space.

The applicant submitted a Minor Variance Application (A0068/10NY) 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 be applied for the parking deficiency of one space.

COMMENTS

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$2,500.00 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 change in use of the 2nd floor from residential to a personal service shop with a GFA of 67 m² requires a payment of \$2,500.00 for the one (1) space parking deficiency.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENT

Attachment 1: Location drawing: 5295 Yonge Street – Payment-In-Lieu of Parking
(ny10073_drawing)