

Payment In-Lieu of Parking: Applicant – 201 Tempo Avenue

Date:	July 21, 2010
To:	North York Community Council
From:	Director, Transportation Services Division, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	<i>ny10111</i>

SUMMARY

To seek City Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of one hundred and four (104) parking spaces to permit the conversion of the northeast portion of the existing place of worship to a new on-site day nursery having a gross floor area (GFA) of 215.68 m², whereas eighty-eight (88) 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 one hundred and four (104) parking spaces, subject to payment in-lieu for five (5) parking spaces; and
2. Approve that the applicant enter into an agreement with the City of Toronto for the payment in-lieu of five (5) parking spaces, based upon the proposed GFA conversion, which in this case amounts to \$25,000.00.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$25,000.00 payment in-lieu of parking, and a \$300.00 plus HST application processing fee.

DECISION HISTORY

On September 12, 2002, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0214/02NY, which permitted the subject site to provide eighty-eight (88) parking spaces whereas ninety-nine (99) parking spaces were required.

The applicant has since submitted a Minor Variance Application (A0205/10NY) to the Committee of Adjustment meeting on June 23, 2010 for a parking variance to provide eighty-eight (88) parking spaces whereas one hundred and four (104) are required. The Committee approved the variance subject to payment-in-lieu of parking.

ISSUE BACKGROUND

In accordance with the former City of North York Zoning By-law 7625, a total of one hundred and four (104) on-site parking spaces are required for the proposed conversion (as determined by Toronto Building Services), whereas eighty-eight (88) spaces can be provided on-site, a parking deficiency of sixteen (16) parking spaces.

Given that the subject site was previously approved for a parking variance by the Committee of Adjustment where ninety-nine (99) parking spaces were required and more recently, where one hundred and four (104) parking spaces are required, Transportation Services Division will apply the payment in-lieu of parking fee only to the difference in parking requirement from both Minor Variance Applications, which in this case amounts to five (5) parking spaces.

COMMENTS

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$25,000.00 in accordance with the Payment In-lieu of Parking policy (Category 2), which stipulates a payment of \$5,000.00 per space for new construction, renovations, alterations, or changes in use greater than 200 m² GFA but equal to or less than 400 m² GFA. Therefore, the proposed conversion of the northeast portion of the existing place of worship to a day nursery with a GFA of 215.68 m² is subject to a payment in-lieu of parking fee for five (5) parking spaces, which in this case, amounts to a payment of \$25,000.00.

CONTACT

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SIGNATURE

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Director