

**Payment In-Lieu of Parking: Applicant – 244 Finch Avenue West**

<b>Date:</b>	July 26, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 23 – Willowdale</b>
<b>Reference Number:</b>	<i>ny10112</i>

**SUMMARY**

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City Council at its meeting on March 31 and April 1, 2010 adopted on consent North York Community Council Item NY32.42, heading “Final Report – Rezoning and Site Plan Control Applications – 244 Finch Avenue West”.

Following the Council Decision, this report is to seek City Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eleven (11) parking spaces to permit the construction of a new commercial building, whereas ten (10) parking spaces can be provided on site.

**RECOMMENDATIONS**

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Transportation Services Division, North York District recommends that CityCouncil:

1. Exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eleven (11) parking spaces at 244 Finch Avenue West, subject to payment-in-lieu for one (1) parking space;
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 \$11,460.00; and

## **Financial Impact**

Council's approval of this application will provide the City of Toronto with a \$11,460.00 payment-in-lieu of parking, and a \$300.00 plus HST application processing fee.

## **DECISION HISTORY**

On March 31, and April 1, 2010, City Council has adopted on consent the North York Community Council Item NY32.42. The parking deficiency was subsequently approved as part of the final report - rezoning and site plan control applications – 244 Finch Avenue West, which requires an agreement with the applicant that must be approved by Council.

## **ISSUE BACKGROUND**

At the present time, 244 Finch Avenue West is undergoing a rezoning and site plan control applications review (Application Nos. 08 199366 NNY 23 OZ and 08 199373 NNY 23 SA) to construct a new two-storey commercial building with professional medical office use on the ground floor and commercial office use on the second floor.

In accordance with the former City of North York Zoning By-law 7625 requirement, the applicant must provide a minimum of fifteen (15) parking spaces for the proposed uses, whereas ten (10) spaces can be provided on-site, resulting in a parking deficiency of five (5) parking spaces.

The applicant has submitted a parking assessment, dated September 9, 2009 by MMM Group. The report has determined that there are lower peak parking demand rates based on the site observations of comparable commercial offices and medical offices in the area.

The applicant's traffic consultant concludes that the proposed development uses require a total of eleven (11) parking spaces, whereas ten (10) spaces can be provided on-site, this yielded a shortfall of one (1) parking space.

Based on the parking assessment is focused on the peak parking demands by a parking utilization survey that was undertaken at similar commercial uses within the same general area as the proposed site during a peak parking period, Transportation Services Division will apply the payment-in-lieu of parking fee to the difference in parking requirement from the parking assessment, which in this case shall be one (1) space parking deficiency.

## **COMMENTS**

Should Council concur with applying the policy at this location with gross floor area of 487.58 m<sup>2</sup>, the applicant will be required to pay a total of \$11,460.00 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 m<sup>2</sup>. In this case, Facility and Real Estate Services has appraised the value of this land at \$1,292.00 per m<sup>2</sup>.

Therefore, the proposed new development requires a payment per parking space is \$5,000.00 plus \$6,460.00 (5 x \$1292.00), or \$11,460.00 per space, for the one (1) space parking deficiency (Category 3).

## **CONTACT**

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## **SIGNATURE**

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Director