

Payment-In-Lieu of Parking - 695 The Queensway

Date:	January 21, 2013
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	p:\2013\Cluster B\TRA\EtobicokeYork\eycc130024-tp

SUMMARY

This report seeks Council's approval to exempt the applicant from the parking requirement specified in the former City of Etobicoke Zoning Code to provide two additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking to the City in the amount of \$5,000.00.

The parking exemption is considered appropriate since the two stall shortfall will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's Payment-In-Lieu of Parking Policy, adopted in July 2004. City Council approval is required as this matter has not been delegated.

RECOMMENDATIONS

Transportation Services recommends that Etobicoke York Community Council approve:

1. City Council exemption of the applicant at 695 The Queensway from the Etobicoke Zoning Code parking requirement of two parking stalls, subject to a \$5,000.00 payment-in-lieu of parking; providing the applicant signs a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

Financial Impact

The City of Toronto will receive \$5,000.00 plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$5,000.00, with Transportation Services receiving the application fee of \$300.00.

COMMENTS

The subject site is located at the south-west corner of The Queensway/Penhurst Avenue unsignalized intersection, and is currently zoned 'Limited Commercial-Avenues' (AV) according to the former City of Etobicoke Zoning Code. The rear of the property abuts an existing public alley. Attachment 1 shows the location of the subject site.

The property is currently occupied by a 204.38 square metre two-storey retail/residential building consisting of a café on the ground floor, and a residential apartment unit on the second floor. The existing basement is used for storage purposes.

The applicant proposes to undertake internal renovations to the existing building to accommodate a 102.19 square metre hair salon and a 102.19 square metre tattoo studio on the ground and second floors, respectively. The applicant advises that the existing basement will be maintained for storage purposes.

Based on the zoning review prepared by the Building Division, the conversion of the residential apartment unit to a commercial use (tattoo studio) requires two additional parking stalls. In total, a minimum of four parking stalls are required for the uses proposed; however, the Building Division advises that the site can provide just two legal on-site parking stalls along the rear yard of the building that are accessed from the existing public lane. Attachment 2 illustrates the applicant's site plan.

In view of the existing rear yard constraints, the property cannot provide any additional on-site parking stalls that conform to the vehicle access and dimension requirements of the Etobicoke Zoning Code.

The applicant recently contacted Etobicoke York Transportation Services to request an application for payment-in-lieu of parking under the City's Payment-in-Lieu of Parking Policy. The applicant subsequently submitted a formal request, Attachment 3, to exempt the property from the Etobicoke Zoning Code parking standard for two additional parking stalls to accommodate the proposed commercial use on the second floor of the existing building.

The Toronto Parking Authority provides metered on-street parking along both The Queensway and Penhurst Avenue abutting the site. While the on-site parking shortfall is not expected to have a significant impact on existing parking conditions in the area, the introduction of additional commercial floor space contributes to the area's future demand for on-street parking that must eventually be constructed at the City's expense. On this basis, Etobicoke York Transportation Services considers the parking exemption to be appropriate.

Calculating the payment-in-lieu of parking fee

The application falls into Category One of the City's Payment-In-Lieu of Parking Fee structure. This formula is for completely new construction or from construction, renovation, alteration or change in use that is less than or equal to 200 square metres. The applicant's proposal to convert the existing 102.19 square metre residential apartment unit into a commercial use is based on a change of use/renovation less than 200 square metres in floor area, resulting in an increase in the required on-site parking supply.

The following chart illustrates the fee calculation:

Formula	Calculation
Shortfall of 'x' parking stalls multiplied by \$2,500 per parking stall.	$2 \times \$2,500 = \$5,000$

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SIGNATURE

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Director, Transportation Services - Etobicoke York District

ATTACHMENTS

Attachment 1: Context Map
Attachment 2: Applicant's Site Plan
Attachment 3: Applicant's Letter