

## **Payment-In-Lieu of Parking – 703 The Queensway**

**Date:** December 11, 2020  
**To:** Etobicoke York Community Council  
**From:** Director, Planning and Capital Program, Transportation Services  
**Wards:** Ward 3, Etobicoke-Lakeshore

### **SUMMARY**

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This report seeks City Council's approval to exempt the owner of 703 The Queensway from the parking requirements specified in Site Specific Zoning By-law 514-2003.

The site was the subject of Committee of Adjustment Minor Variance Application A0303/20EYK. Under this application, the owner of the property requested approval to permit a parking deficiency for a dental office and two residential dwelling units. In accordance with the October 6, 2020 decision for the above-noted file, the Committee approved the Minor Variance Application on condition that the owner successfully lease off-site parking, provide the City with payment-in-lieu of parking, or a combination of both, to the satisfaction Development Planning and Review, Transportation Services. The owner has chosen not to pursue the option of leasing off-site parking spaces and will proceed only with a payment-in-lieu of parking application.

As noted in the above-referenced Committee of Adjustment decision, a minimum of 9 parking spaces are required for the proposed dental office use and 2 parking spaces are required for the proposed dwelling units under Site Specific Zoning By-law 514-2003. However, based on information provided by the owner, the dental office use will perform a very specialized function. Taking into account potential staff expansion, the use will contain a pediatric dentist, a periodontist, an endodontist and an oral surgeon, plus a maximum of 4 support staff and a maximum of 2 patients at any time. The owner further advised that at no point will there be an overlap in specialized dentists at the dental office. On this basis, it would be reasonable to conclude that the dental office use will generate a parking demand of approximately 7 spaces at any point in time.

A total of 3 parking spaces will be provided on-site, of which 2 spaces will be exclusively designated for the residential units and 1 space will be designated for the dental office use.

Given the demand information provided, the owner submitted a request for Payment-In-Lieu of Parking to the City, which amounts to \$30,000, for a parking deficiency of 6 spaces.

The parking exemption is considered appropriate since the 6 parking space shortfall will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants City 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, as adopted in July 2004. City Council approval is required as this matter has not been delegated.

## **RECOMMENDATIONS**

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The Director, Planning and Capital Program, Transportation Services recommends that:

1. City Council exempt the applicant at 703 The Queensway from the provision of an additional 6 parking spaces on-site in order to satisfy the requirements of Site Specific Zoning By-law 514-2003, subject to a \$30,000 payment-in-lieu of parking, provided the applicant signs a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

## **FINANCIAL IMPACT**

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The City of Toronto will receive a payment of \$30,000 and a \$374.30 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$30,000, with Transportation Services receiving the application fee of \$374.30 plus HST.

## **COMMENTS**

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An application was submitted to Transportation Services on September 2020, for a cash payment-in-lieu of providing 6 parking spaces.

The site is currently occupied by an existing 2-storey building. The applicant proposes to make interior alterations to the building in order to allow a dental clinic which will have a gross floor area of 201.46 m<sup>2</sup>. In addition to the proposed dental clinic, the building also includes two residential units.

At full build-out, a minimum of 9 on-site parking spaces are required for the dental clinic according to Site Specific Zoning By-law 514-2003.

The owner has confirmed in his email dated December 10, 2020, that the dental clinic is intended to operate with a maximum of 1 dentist, 4 staff members and 2 patients at a time. Based on the above, a reasonable determination of the maximum parking demand for the dental clinic is 7 spaces.

One parking space will be provided on-site for the dental clinic, as specified in the July 17, 2020 Zoning Notice from Toronto Building. An additional two parking spaces are proposed on-site for the existing two dwelling units, for a total overall supply of 3 on-site parking spaces.

A staff review of the site plans for this project revealed that providing additional on-site parking on-site is not feasible due to the existing building envelope that will be maintained.

Furthermore, Transportation Services recognizes that there are other parking opportunities in the surrounding area which can potentially accommodate some of the spill-over parking demand that is associated with the proposed dental office use. It is noted that Toronto Parking Authority Carpark Nos. 513 and 519 are located within 250 metres of the site. Collectively these parking lots contain 43 spaces. Additional on-street parking spaces are also available nearby.

Given the demand information provided by the proponent, the parking deficiency is not expected to have a significant impact on existing parking conditions in the area. On this basis, Transportation Services considers the parking exemption to be appropriate.

The funds from payment-in-lieu of parking applications will be placed in a parking reserve account that is administered by the Toronto Parking Authority and will be used to develop and maintain municipal parking facilities in the City.

In view of these circumstances, it is appropriate to waive the requirement to provide 6 non-residential parking spaces and approve the application for a cash payment-in-lieu of these spaces.

### **Calculating the Payment-In-Lieu of Parking Fee**

Given that the proposed alteration has a gross floor area of 201.46m<sup>2</sup>, the application falls within Category Two of the City's Payment-In-Lieu of Parking Fee Schedule. This category applies to a proposal that has a gross floor area resulting from construction, renovation, alteration or change in use that is between 200m<sup>2</sup> and 400m<sup>2</sup>.

The following table illustrates the fee calculation:

#### **Payment-In-Lieu of Parking Fee**

<b>Formula</b>	<b>Calculation</b>
\$5,000 per parking space*	\$5,000 x 6 = \$30,000

\*Where \$5,000 is the current estimated construction cost of a surface parking space

In accordance with the cash payment-in-lieu of parking formula adopted by City Council as noted above, the payment will be \$30,000 for 6 parking spaces. Transportation Services concludes that the Payment-In-Lieu of Parking application for this development proposal is acceptable.

### **CONTACT**

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## **SIGNATURE**

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Ashley Curtis,  
Director, Transportation Services  
Etobicoke York District

## **ATTACHMENTS**

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Attachment 1: 703 The Queensway Payment-In-Lieu of Parking Context Map

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