

Payment-In-Lieu of Parking – 14 St. Clements Avenue

Date: November 2, 2021
To: North York Community Council
From: Director, Planning and Capital Program, Transportation Services
Wards: Ward 8, Eglinton-Lawrence

SUMMARY

This report seeks the City Council's approval to exempt the owner of 14 St. Clements Avenue from the non-residential parking space requirement specified in City of Toronto Zoning By-law No. 569-2013.

The site was the subject of Minor Variance Application No. A0019/21NY, which proposed an addition to the northwest corner of the building in conjunction with interior alterations to the basement and ground floor. In accordance with the above-noted By-law, a minimum of 5 parking spaces would be required for the site given the proposed use. The applicant is unable to accommodate any of the required parking spaces on-site and has requested a Payment-In-Lieu of Parking to the City, which amounts to \$12,500.

The parking space exemption associated with the Payment-In-Lieu of Parking application is considered appropriate given that the associated parking space shortfall will not have a significant impact on parking conditions in the immediate 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

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

1. City Council exempt the applicant at 14 St. Clements Avenue from the City of Toronto Zoning By-law No. 569-2013 parking space requirement of 5 spaces for the proposed day nursery use on the site, subject to a \$12,500 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

The City of Toronto will receive a \$12,500 payment and a \$383.02 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$12,500 payment, while Transportation Services will receive the application fee of \$383.02 plus HST.

DECISION HISTORY

The site was the subject of Committee of Adjustment Application No. A0019/21NY. According to the materials that were received for the application, the governing Zoning By-law requires 5 parking spaces for the proposed day nursery use, whereas no on-site parking spaces will be provided. The Minor Variance Application was deferred by the Committee on March 25, 2021.

COMMENTS

An application was received by Transportation Services on September 20, 2021, made by the applicant of the 14 St. Clements Avenue property, David Colussi, for a cash payment-in-lieu of parking.

The subject site is located at the corner of Yonge Street and St. Clements Avenue. The site has a gross floor area (GFA) of approximately 745m² with a St. Clements Avenue frontage of approximately 49m in length and a Yonge Street frontage of approximately 30m in length. An existing 2-storey single-detached dwelling currently occupies the site fronting St. Clements Avenue. The existing building will be retained on-site. One parking space was provided at the front of the site on St. Clements, which will be removed with the proposed addition.

The site will have no driveway access and no parking space on-site, whereas 5 parking spaces are required for the proposed day nursery use under City of Toronto Zoning By-law No. 569-2013. Insufficient space is available on the site to provide the additional parking spaces required.

Transportation Services recognizes that there are other off-street and on-street parking opportunities in the surrounding area to accommodate the 5 additional parking spaces required by the proposed day nursery use. As a result, the 5 parking space shortfall is not expected to have a significant impact on the existing parking conditions in the area. On this basis, Transportation Services considers the parking exemption to be appropriate.

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

Given the above, it is considered appropriate to waive the requirement for the 5 non-residential parking spaces that cannot be provided on-site and approve the payment-in-lieu of a parking application.

Calculating the Payment-In-Lieu of Parking Fee

Given that the proposed day nursery use has a GFA of 745m², the application falls into Category 1 of the City's Payment-In-Lieu of Parking Fee Schedule. This category is applicable to developments that involve construction, renovation, alteration or changes in use that are less than 200m².

The following table illustrates the fee calculation:

Table 1: Payment-In-Lieu of Parking Fee

Formula	Calculation
\$2,500 per parking space*	\$2,500 x 5 = \$12,500

*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 the City Council as noted above, the payment will be \$12,500 for the 5 parking spaces.

CONTACT

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SIGNATURE

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Transportation Services Division

ATTACHMENTS

Attachment 1: 14 St Clements Avenue Payment-In-Lieu of Parking Context Map

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