

Payment In-Lieu of Parking: Applicant – 1977 Avenue Road

Date:	December 16, 2008
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	ny09007

SUMMARY

To seek Council’s approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 18 parking spaces to permit a restaurant to operate on the front portion of the ground floor in the mixed-use building, whereas zero (0) parking spaces can be provided on-site.

RECOMMENDATIONS

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 18 parking spaces, subject to payment-in-lieu for 18 parking spaces; and
2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 18 parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$45,000.00.

FINANCIAL IMPACT

Council’s approval of this application will provide the City of Toronto with a \$45,000.00 payment-in-lieu of parking fee, and a \$300.00 plus GST application processing fee.

DECISION HISTORY

On November 5, 2008, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0617/08NY, which requires an agreement with the applicant that must be approved by Council.

ISSUE BACKGROUND

In accordance with Zoning By-law 7625, a total of 18 on-site parking spaces are required for the proposed uses, whereas zero (0) spaces can be provided on-site, a parking deficiency of 18 parking spaces.

The applicant submitted a Minor Variance Application (A0617/08NY) to the Committee of Adjustment for the above noted parking deficiency. The variance application has been approved by the Committee of Adjustment, subject to the Payment-in-Lieu of Parking policy being applied for the parking deficiency.

COMMENTS

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$45,000.00 in accordance with the Payment-In-Lieu of Parking Policy (Category 1), which stipulates a payment of \$2,500.00 per parking space for new construction, renovations, alterations, or changes in use equal to or less than 200 m² gross floor area (GFA). Therefore, the proposed restaurant with a GFA of 112 m² requires a payment of \$45,000.00 for the 18 space parking deficiency.

CONTACT

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SIGNATURE

Myles Currie, B.A.
Director

ATTACHMENTS

Attachment 1: Map –1977 Avenue Road: Payment-In-Lieu of Parking (*ny09007_map*)