475 Rogers Road – Payment-In-Lieu of Parking

**STAFF REPORT**

**ACTION REQUIRED**

Date: February 22, 2011

To: Etobicoke York Community Council

From: Acting Director, Transportation Services - Etobicoke York District

Wards: Ward 17 – Davenport

Reference Number: p:\2011\Cluster B\TRA\EtobicokeYork\eycc110037-tp

**SUMMARY**

This report seeks Council's approval to exempt the applicant from the parking requirement in the former City of York Bylaw No. 1-83 to provide seven parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of $35,000.00 to the City.

The parking exemption is considered appropriate since the seven stall shortfall is not expected to 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:

1. City Council exempt the applicant at 475 Rogers Road from the former City of York Bylaw No. 1-83 parking requirement of seven parking stalls, subject to a $35,000.00 payment-in-lieu of parking.

2. 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 $35,000.00 and a $300.00 application processing fee, plus HST. The Toronto Parking Authority’s parking reserve fund will receive the $35,000.00, with Transportation Services receiving the application fee of $300.00, plus HST.

COMMENTS
The property at 475 Rogers Road is zoned Local Commercial/Residential Zone (LCR) and is regulated by the former City of York Bylaw No. 1-83. The site is currently occupied by a vacant one-storey building that was formerly a liquor (LCBO) store.

Attachment 1 shows the subject site at the southwest corner of Rogers Road and Kane Avenue. Attachment 2 illustrates the applicant’s proposed site plan.

The applicant proposes to demolish the existing building and construct a three-storey mixed-use building fronting Rogers Road that consists of 317 square metres of ground-floor commercial-retail uses and seven residential units occupying the second and third storeys of the building. In addition, six grade-level townhouses are proposed along Kane Avenue, south of Rogers Road.

Based on a review of the site plan for the project, the property can accommodate one parking stall for each of the proposed six grade-level townhouses, each provided within integral garages accessed directly from Kane Avenue. In addition, the seven residential units of the mixed-used building fronting on Rogers Road are provided with seven parking stalls accessed from the abutting public lane west of the subject site. The zoning requirements for on-site residential parking are satisfied. The zoning review prepared by the Building Division indicates that the retail-commercial component of the building along Rogers Road requires a minimum of seven parking stalls that the applicant cannot physically provide on-site.

The applicant advised the Building Division that the site cannot provide any additional parking stalls.

The applicant subsequently contacted Etobicoke York Transportation Services requesting a payment-in-lieu of parking under the City’s Payment-in-Lieu of Parking Policy. The applicant has submitted a formal request, Attachment 3, to exempt the property from the former City of York Bylaw 1-83 parking standard that requires seven parking stalls to accommodate the proposed retail-commercial use of the subject proposal.

The on-site parking shortfall is not expected to have a significant impact on parking conditions in the area. On this basis, Etobicoke York Transportation Services considers the parking exemption to be appropriate.
Calculating the payment-in-lieu of parking fee

The application for 317 square metres of grade-related commercial uses falls into Category Two of the City’s Payment-In-Lieu of Parking Fee structure. This formula is for an increase in gross floor area resulting from construction, renovation, alteration or change in use that is greater than 200 square metres, but less than or equal to 400 square metres.

The following chart illustrates the fee calculation:

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<tr>
<th>Formula</th>
<th>Calculation</th>
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<td>Shortfall of ‘x’ parking stalls multiplied by $5,000 per parking stall.</td>
<td>7 x $5,000 = $35,000</td>
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CONTACT

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SIGNATURE

Steven Kodama, P.Eng.
Acting Director, Transportation Services - Etobicoke York District

ATTACHMENTS

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