

**Payment In-Lieu of Parking: Applicant – 2350 Yonge Street**

<b>Date:</b>	April 21, 2011
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services Division, North York District
<b>Wards:</b>	<b>Ward 16 – Eglinton-Lawrence</b>
<b>Reference Number:</b>	<i>ny11073</i>

**SUMMARY**

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To seek Council’s approval to exempt the applicant from Toronto Zoning By-law 438-86 requirement of four (4) parking spaces and City of Toronto Zoning By-law 1156-2011 requirement of three (3) parking spaces to permit the construction of a two storey commercial addition at the rear of an existing three storey commercial building. The total proposed addition has a gross floor area (GFA) of 123 m<sup>2</sup>.

**RECOMMENDATIONS**

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Transportation Services Division, North York District recommends that City Council:

1. Exempt the applicant from the Toronto Zoning By-law 438-86 requirement of four (4) parking spaces and City of Toronto Zoning By-law 1156-2011 requirement of three (3) subject to payment-in-lieu for one (1) parking space; and
2. Approve that the applicant enter into an agreement with the City of Toronto for the payment in-lieu of one (1) parking space, based upon the proposed GFA construction, which in this case amounts to \$2,500.00.

**Financial Impact**

Council’s approval of this application will provide the City of Toronto with a \$2,500.00 payment in-lieu of parking fee, and a \$300.00 plus HST application processing fee.

## **DECISION HISTORY**

On October 27, 2010, the Committee of Adjustment approved a parking deficiency as part of Minor Variance Application A0417/10NY subject to the Payment-in-Lieu of Parking policy being applied for the parking deficiency.

On April 8, 2011, the Ontario Municipal Board ordered that the above parking variances are authorized subject to the condition imposed by the Committee of Adjustment with regard to payment-in-lieu of parking.

## **ISSUE BACKGROUND**

In accordance with Toronto Zoning By-law 438-86, a minimum of four (4) on-site parking spaces are required whereas the City of Toronto Zoning By-law 1156-2010 requires a minimum of three (3) on-site parking spaces are required. Two (2) parking spaces can be provided on-site, which creates a parking deficiency of two (2) spaces from By-law 438-86 and one (1) space from By-law 1156-2010. Transportation Services is supportive of By-law 1156-2010 for minimum parking requirement purposes where appropriate. Therefore, the applicant is required to make payment for the one (1) parking space deficiency from By-law 1156-2010.

## **COMMENTS**

Should Council concur with applying the policy at this location, the applicant will be required to pay a total of \$2,500.00 (one parking space) in accordance with the Payment-in-lieu of Parking policy (Category 1), which stipulates a payment of \$2,500.00 per space.

## **CONTACT**

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## **SIGNATURE**

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Myles Currie  
Director