



## STAFF REPORT ACTION REQUIRED

### Payment-In-Lieu of Parking 2438 Lake Shore Boulevard West

<b>Date:</b>	October 10, 2012
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Transportation Services - Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	p:\2012\Cluster B\TRA\EtobicokeYork\eycc120133-to

### SUMMARY

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This report seeks City Council's approval to exempt the applicant from the parking requirement specified in the Mimico Zoning Section of the former City of Etobicoke Zoning Code to provide three additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$7,500.00 to the City.

The parking exemption is considered appropriate since the three-stall shortfall will not 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

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#### Transportation Services recommends that City Council approve:

1. Exempting the applicant at 2438 Lake Shore Boulevard West from the Mimico Zoning parking requirement of three parking stalls, subject to a \$7,500.00 payment-in-lieu of parking subject to the applicant signing 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 \$7,500.00 plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$7,500.00, with Transportation Services receiving the application fee of \$300.00.

## **COMMENTS**

The subject site is located at the north-west corner of the Lake Shore Boulevard West/Primrose Avenue unsignalized intersection, and is currently zoned 'Commercial' (C) according to the Mimico Zoning Section of the former City of Etobicoke Zoning Code. The rear of the property abuts an existing public alley. Attachment 1 shows the location of the subject site.

The property is currently occupied by a two-storey retail/residential building consisting of a vacant retail store on a portion of the ground floor, and a total of four residential apartment units occupying the remainder of the building. The existing basement is used for storage purposes.

The applicant proposes to renovate a 109.0 square metre portion of the existing ground floor in order to accommodate a proposed medical office with an ancillary pharmacy use. The applicant advises that the existing residential units will be maintained.

Based on the zoning review prepared by the Building Division, a minimum of seven parking stalls are required for the entire medical/residential building; however, the Building Division advises that the site has legal non-conforming status for the existing four-stall parking shortfall for the previous retail use and residential component. On this basis, the site now requires three parking stalls to accommodate the proposed medical office/pharmacy use. In view of the existing building layout, the property cannot provide any functional on-site parking. Attachment 2 illustrates the applicant's site plan.

The applicant recently contacted Etobicoke York Transportation Services to request an application for payment-in-lieu of parking under the City's Payment-in-Lieu of Parking Policy. The applicant subsequently submitted a formal request, Attachment 3, to exempt the property from the Mimico Zoning parking standard that requires three parking stalls to accommodate the proposed medical office/pharmacy use.

The Toronto Parking Authority provides metered on-street along both Lake Shore Boulevard West, Primrose Avenue and within the public alley abutting the site; consequently, 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 falls into Category One of the City's Payment-In-Lieu of Parking Fee structure. This formula is for completely new construction or from construction, renovation, alteration or change in use that is less than or equal to 200 square metres. The applicant's proposal is based on a change of use/renovation less than 200 square metres in floor area, resulting in an increase in the required on-site parking supply. The following chart illustrates the fee calculation:

Formula	Calculation
Shortfall of 'x' parking stalls multiplied by \$2,500 per parking stall.	3 x \$2,500 = \$7,500

## CONTACT

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## SIGNATURE

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

## ATTACHMENTS

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