

Payment-In-Lieu of Parking - 3008 Bloor Street West

Date:	May 23, 2014
To:	Etobicoke York Community Council
From:	Director, Transportation Services - Etobicoke York District
Wards:	Ward 5 - Etobicoke-Lakeshore
Reference Number:	p:\2014\Cluster B\TRA\EtobicokeYork\eycc140079-tp

SUMMARY

This staff report seeks Council's approval to exempt the applicant from the parking requirement specified in By-law 941-2003 (Bloor Street West Avenues by-law) to provide one additional parking stall. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$2,500.00 to the City.

The parking exemption is considered appropriate since the one-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

Transportation Services recommends that City Council approve:

1. Exempting the applicant at 3008 Bloor Street West from By-law 941-2003 parking requirement of one parking stall, subject to a \$2,500.00 payment-in-lieu of parking and that 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 \$2,500.00 plus a \$322.60 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$2,500.00, with Transportation Services receiving the application fee of \$322.60.

COMMENTS

The subject site is located on the north side of Bloor Street West between Royal York Road and Willingdon Boulevard. The rear of the property abuts an existing public alley. The property is currently zoned 'Limited Commercial-Avenues' (AV) according to the former City of Etobicoke Zoning Code, and is subject to By-law 941-2003.

Attachment 1 shows the location of the subject site.

The property is currently occupied by a vacant 87.0 square metre one-storey retail building. The existing 72.0 square metre basement is used for storage purposes. The applicant proposes to undertake internal renovations to the existing ground floor and basement to accommodate a 159.00 square metre massage and facial spa.

Based on the zoning review prepared by the Building Division, the conversion of the existing basement to a commercial use requires one additional parking stall. In total, a minimum of four parking stalls are required for the use proposed to occupy the entire converted retail-commercial building; however, the Building Division advises that the site currently has legal non-conforming status for three parking stalls. On this basis, one additional on-site parking stall is required to satisfy the by-law parking requirement. In view of the existing rear yard constraints, the property cannot provide any on-site parking stalls.

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 By-law 941-2003 parking standard for one additional parking stall to accommodate the proposed massage and facial spa use.

The Toronto Parking Authority provides metered on-street along both Bloor Street West and adjoining the rear public lane 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 to convert the existing 72.0 square metre basement into a commercial use 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.	1 x \$2,500 = \$2,500

CONTACT

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SIGNATURE

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Director, Transportation Services - Etobicoke York District

ATTACHMENTS

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