

Payment-In-Lieu of Parking – 28 Hendon Avenue

Date:	April 17, 2014
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	<i>p:\ClusterB\TRA\NorthYorkDistrict\ny14042</i>

SUMMARY

This report seeks City Council's approval to exempt the applicant from the parking requirement specified in the former City of North York Zoning By-law No. 7625 to provide 33 parking spaces. Instead of accommodating all of the parking on-site, the applicant has proposed to provide six (6) spaces and requested a Payment-In-Lieu of Parking to the City which amounts to \$91,500.00.

The parking exemption is considered appropriate since the 27 space 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:

1. City Council exempt the applicant at 28 Hendon Avenue from the former City of North York Zoning By-law parking requirement of 33 parking spaces, subject to a \$91,500.00 payment-in-lieu of parking, providing 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 \$91,500.00 and a \$322.60 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$91,500.00, with Transportation Services receiving the application fee of \$322.60 plus HST.

COMMENTS

The property at 28 Hendon Avenue is currently zoned 'Mixed Use Areas' R4(50) [ZZC] according to the former City of North York Zoning By-law No. 7625. The rear of the property abuts the TTC parking lot at Finch Subway station. The property is currently occupied by a one-storey detached residential dwelling.

The applicant proposes to construct a new two-storey building to accommodate 428.26 square metres of worship space, including a reading room and meeting room space. Based on the zoning review prepared by the Building Division, the building would require a minimum of 33 parking spaces.

The applicant plans on relocating from an existing place of worship site located at 41 Chatsworth Drive to the new 28 Hendon Avenue site. As part of their proposal, the applicant's transportation consultant, BA Group, provided a parking study that determined the parking demand for the existing place of worship. The conclusion of the report indicated that peak parking demand for the existing place of worship is in the order of 12 spaces. Transportation Services staff has reviewed the parking study and concur with its conclusion.

In view of the lot area constraints, the property cannot provide sufficient functional on-site parking that conform to the vehicle access and dimension requirements of the former City of North York Zoning By-law.

In Decision Number A479/13NY, the Committee of Adjustment approved the applicant's minor variance request for the parking shortfall of 27 spaces, on condition that the applicant request North York Community Council's approval to enter into a Payment-In-Lieu of Parking agreement with the City of Toronto.

The applicant contacted North York Transportation Services to request an application for payment-in-lieu of parking under the City's Payment-in-Lieu of Parking Policy. As recommended by Transportation Services, the applicant asked to exempt the property from the former City of North York Zoning By-law parking standard for 6 additional parking spaces to accommodate the projected parking demand (12 spaces total) of the proposed place of worship.

The Toronto Parking Authority provides metered on-street parking on Duplex Avenue and Yonge Street within the vicinity of the site. In addition, sections of Greenview Avenue enforce a "No Parking" restriction from Monday to Friday while sections of

Hendon Avenue enforce a "1-hour Parking" restriction from Monday to Friday within the vicinity of the site. It is acknowledged that the peak parking demand for the site will largely occur during off-peak weekend times. Subsequently, the on-site parking shortfall is not expected to have a significant impact on existing parking conditions in the area. On this basis, North York Transportation Services considers the parking exemption to be appropriate.

Calculating the payment-in-lieu of parking fee

The applicant's proposal to construct a two-storey, 428.26 square metre place of worship building classifies the application into Category Three of the City's Payment-In-Lieu of Parking Fee Schedule. This formula is for completely new construction or from construction, renovation, alteration or change in use that is greater than 400 square metres.

The following chart illustrates the fee calculation:

Formula	Calculation
Shortfall of 'x' parking spaces multiplied by \$5,000 + \$(5 x L) per parking space	$6 \times [\$5,000 + \$(5 \times 2,050)] = \$91,500$

Where L is the current estimated land value (\$ per square metre in the area)

Transportation Services concludes that the outlined payment-in-lieu of parking application for this development is acceptable.

CONTACT

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SIGNATURE

Kyp Perikleous
Director

ATTACHMENTS

Attachment 1: Context Map

Attachment 2: Applicant's Site Plan