

Payment-In-Lieu of Parking – 3011 Bathurst Street

Date:	January 26, 2016
To:	North York Community Council
From:	Director, Transportation Services, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	<i>p:/2016/ClusterB/TRA/NorthYork/ny16024</i>

SUMMARY

This report seeks Council's approval to exempt the applicant from the parking requirement specified in the City of Toronto Zoning By-law 569-2013 to provide one additional space and former City of North York Zoning By-law 7625 to provide five additional parking spaces. Instead of accommodating the parking on-site, the applicant has requested a Payment-In-Lieu of Parking to the City which amounts to \$2,500.00.

The parking exemption is considered appropriate since the parking 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 3011 Bathurst Street from the City of Toronto Zoning By-law 569-2013 parking requirement of one additional parking space and former City of North York Zoning By-law 7625 parking requirement of five additional parking spaces, subject to a \$2,500.00 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 \$2,500.00 and a \$337.78 plus HST 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 \$337.78 plus HST.

COMMENTS

The property at 3011 Bathurst Street is currently zoned 'Commercial Residential' (CR and RD) according to the City of Toronto Zoning By-law 569-2013 and 'General Commercial Zone' and 'One-Family Detached Dwelling Fourth Density Zone' (C1 and R4) according to the former City of North York Zoning By-law 7625. Attachment 1 shows the location of the subject site.

The property is currently occupied by a two-storey, 1,159.6 square metre retail building. The existing basement is also used for storage purposes.

The applicant proposes to construct a one-storey addition to the existing building to accommodate 155.3 square metre of retail uses while the existing 1,159.6 square metre retail store on the ground floor and basement will remain.

Based on the zoning review prepared by the Building Division, the additional retail space requires one parking space under the City of Toronto Zoning By-law 569-2013 and five parking spaces under the former City of North York Zoning By-law 7625. However, Zoning By-law 569-2013 was developed by City staff in order to update the parking requirements for developments. This by-law was adopted by City Council in April 2013. The parking provisions contained in this by-law have been accepted by staff on recent development projects, where appropriate, as the associated parking standards are based on more recent information when compared to the former City of North York general Zoning By-law. As a result, we recommend that the site be subject to Payment-in-lieu of Parking for only one space instead of five spaces.

In view of the existing building and site layout, the property cannot provide any additional on-site parking spaces. Attachment 2 illustrates the applicant's site plan.

In Decision Number A0960/15NY, the Committee of Adjustment approved the applicant's minor variance request for the parking shortfall, on condition that the applicant satisfy the requirements of the Transportation Services Division (Payment-in-lieu of Parking).

The Toronto Parking Authority provides metered on-street parking on Caribou Road abutting the site. 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 155.3 square metres of office space on the second floor of the proposed building classifies the application into Category One 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 equal to or less than 200 square metres gross floor area.

The following chart illustrates the fee calculation:

Formula	Calculation
Shortfall of 'x' parking spaces multiplied by \$2,500 per parking space	1 x \$2,500 = \$2,500

CONTACT

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SIGNATURE

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Director

ATTACHMENTS

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