



11 July 2016

Transportation Services – North York District  
North York Civic Centre  
5100 Yonge Street, 4th floor  
Toronto ON M2N 5V7

**Attention: Ms. Carly Hinks, Manager**  
**Traffic Planning and Right-of-Way Management**

Dear Ms. Hinks,

**RE: Payment-in-Lieu of Parking Application**  
**1912-1914 Avenue Road**  
**City of Toronto**  
City file: 14 242937 NNY 16 SA  
Our file: 14.531

We are the planning consultants for the owner of 1912-1914 Avenue Road (“subject site”) located at the northwest corner of Avenue Road and Brooke Avenue with respect to the above-referenced site plan application to accommodate the construction of an office building with retail uses at grade.

#### **Project History**

A Site Plan Control application was submitted October 24, 2014 for a 5-storey office building with a gross floor area of 2,357 square metres consisting of 1,522 square metres of office space and 292.2 square metres of retail uses on the ground floor fronting onto Avenue Road and Brooke Avenue.

After receiving initial comments on the Site Plan application, an application for minor variances was submitted to the Committee of Adjustment on June 25, 2015 to facilitate the proposed development. The application was refused by the Committee of Adjustment on August 6, 2015 and subsequently appealed by the applicant to the Ontario Municipal Board (OMB).

A revised Site Plan application was resubmitted on December 21, 2015 in response to the comments received from City staff, the local councillor, and members of the local neighbourhood. The revised proposal consisted of a 4-storey (plus mechanical penthouse) commercial building with a gross floor area of 2,461 square metres consisting of 1,424 square metres of office space on floors 2-4 and 441 square metres of retail uses on the ground floor.

The Ontario Municipal Board hearing related to the requested minor variances was held on February 24, 2016, at which time the OMB authorized the requested variances, as amended to accommodate the revised 4-story proposal. The final Order was withheld in order to include further relief from two new zoning by-laws which were passed by the City immediately after the hearing. The approval is expected to be concluded in July 2016.

**Current Proposal**

As a result of further discussions with members of the local neighbourhood as well as City staff, the 4-storey proposal has been further refined to include a gross floor area of 2,457 square metres consisting of 1,419 square metres of office space on floors 2-4 and 440 square metres of retail uses on the ground floor.

The existing driveway located at the rear of the building will remain, providing a connection to Brooke Avenue and allowing access to the property to the north as required by an access easement which applies to the lands.

No parking spaces are proposed on the subject site as adequate short- and long-term parking for visitors to the office and retail uses is provided along Avenue Road and within nearby Toronto Parking Authority lots, as discussed within the Transportation Assessment Study prepared by LEA Consulting Ltd. included with the Site Plan application.

The current proposal for no on-site parking spaces, as well as the Transportation Assessment Study prepared by LEA Consulting Ltd., has been reviewed by Transportation Planning staff in their Memorandums dated January 25, 2016 and June 16, 2016. These comments note that the applicant must apply to the Committee of Adjustment to seek relief from the parking requirements enforced by both Zoning By-law 569-2013 and Zoning By-law 7625 (completed through the Ontario Municipal Board). The comments also note that the proposal will be subject to the City of Toronto's Payment-in-Lieu of Parking policy.

**By-law Parking Requirement**

The parking requirements for the project are governed by the applicable parking provisions contained in the former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 (based on Policy Area 4). As noted in the Transportation Planning comments, Zoning By-law 569-2013 is based on more recent information when compared to the former City of North York Zoning By-law 7625. Accordingly, the comments indicate that Transportation Planning staff support parking for the project to be provided in accordance with Zoning By-law 569-2013.

The Transportation Planning comments dated June 16, 2016 contain the following calculation of the adjusted parking requirements according to Zoning By-law 569-2013:

Use	Scale	Minimum Parking Rate	Minimum No. of Spaces Required
Office	1,423.7m <sup>2</sup>	1 space per 100m <sup>2</sup>	14
Retail	441.1m <sup>2</sup>	1 space per 100m <sup>2</sup>	4
<b>Grand Total</b>			<b>18</b>

Use	Occupancy Rates			Adjusted Minimum Parking Requirement		
	AM	PM	EVENING	AM	PM	EVENING
Retail	20%	100%	100%	0.8	4	4
Office	100%	60%	0%	14	8	0
<b>Total</b>				<b>15</b>	<b>12</b>	<b>4</b>

Accordingly, at peak occupancy the proposed development will require a minimum of 15 parking spaces, whereas no on-site parking spaces are proposed. Subject to any necessary further review by Transportation Services, the enclosed Payment in Lieu of Parking application relates to these 15 parking spaces.

**Submission Materials**

Accompanying this letter, please find enclosed in our submission package the following items:

1. One (1) copy of the completed Payment-In-Lieu (P-I-L) of Parking Application form;
2. The applicable application fee in the amount of \$337.78 plus HST;
3. Three (3) copies of the Survey, prepared by Mitsche & Aziz Inc., dated May 20, 2015;
4. Three (3) copies of the Site Plan, prepared by ICON Architects, dated April 15, 2016;
5. Two (2) copies of the Basement, Floor, and Roof Plans, prepared by ICON Architects, dated April 15, 2016;

Should you have any questions or require any additional information regarding this application, please do not hesitate to contact the undersigned.

Yours very truly,

**WND associates**  
planning + urban design



Andrew Ferancik, MCIP, RPP  
Principal