

Payment-In-Lieu of Parking – 2100 Avenue Road

Date: October 12, 2016
To: North York Community Council
From: Director, Transportation Services, North York District
Wards: Ward 16 – Eglinton-Lawrence

SUMMARY

This report seeks Council's approval to exempt the applicant from the parking requirement specified in the City of Toronto Zoning By-law No. 569-2013 to provide five parking spaces. Instead of accommodating all of the parking on-site, the applicant has proposed to provide three spaces and requested a Payment-In-Lieu of Parking to the City which amounts to \$10,000.00.

The parking exemption is considered appropriate since the two 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 City Council:

1. Exempt the applicant at 2100 Avenue Road from the City of Toronto Zoning By-law parking requirement of five parking spaces, subject to maintaining the existing three parking spaces and one small car parking space and a \$10,000.00 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 \$10,000.00 and a \$337.78 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$10,000.00, with Transportation Services receiving the application fee of \$337.78 plus HST.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The property at 2100 Avenue Road is currently zoned 'Residential Detached' [RD] according to City of Toronto Zoning By-law No. 569-2013. As per a lapsed Committee of Adjustment decision, office uses have been permitted on-site. As such, the related Zoning Amendment application seeks to confirm the residential zoning designation for the site while renewing its office permissions. The property is located on the southwest corner of Avenue Road and Carmichael Avenue and is currently occupied by a one-storey commercial office building. Parking is provided on-site with three legal parking spaces and one non-conforming small car parking space.

The applicant proposes to construct a new two-storey addition atop the existing one-storey building to accommodate a total of 372.43 square metres of gross floor area. The proposal includes two build-out scenarios. The first, in the short term, includes commercial office uses on the basement and first floor of the building with a residential dwelling unit on the second and third floor. The second, in the long term, is a three-storey building wholly of commercial use. As such, at full future build-out, the building would require a minimum of five parking spaces.

As part of their proposal, the applicant's transportation consultant, NexTrans Engineering, submitted a Parking Justification Study dated, December 17, 2015 in support of the proposed development. As per Transportation Services' comments, the consultant provided two additional days of parking utilization surveys on April 28 and May 5, 2016 from 10:00 am to 4:00 pm. The surveys show a peak demand of five spaces. Generally, the on-site parking is consistently used, with on-street parking on Carmichael Avenue (or Avenue Road, to the south) available for any surplus demand. As per these most recent surveys, the conclusion of the report indicated that the typical demand is approximately four spaces. Transportation Services staff has reviewed the parking study and its addendum and concur with their conclusions.

As recommended by Transportation Services, the applicant asked to exempt the property from the City of Toronto Zoning By-law parking standard for two additional parking spaces to accommodate the required minimum parking for the full commercial office build-out in the future.

Given the results of the parking surveys, and the relatively low shortage of parking spaces on-site (two spaces), and the site context, Transportation Services would be amenable to a cash-in-lieu parking arrangement to meet the required supply, as previously discussed. 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 for a Zoning By-law amendment and construction totaling 372.43 square metres of potential commercial office space classifies the application into Category Two 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 200 square metres and less than 400 square metres.

Table 1: Fee Calculation

Formula	Calculation
Shortfall of 'x' parking spaces multiplied by \$5,000 per parking space	2 x \$5,000 = \$10,000

Transportation Services concludes that the outlined Payment-In-Lieu of Parking application for this development is acceptable.

CONTACT

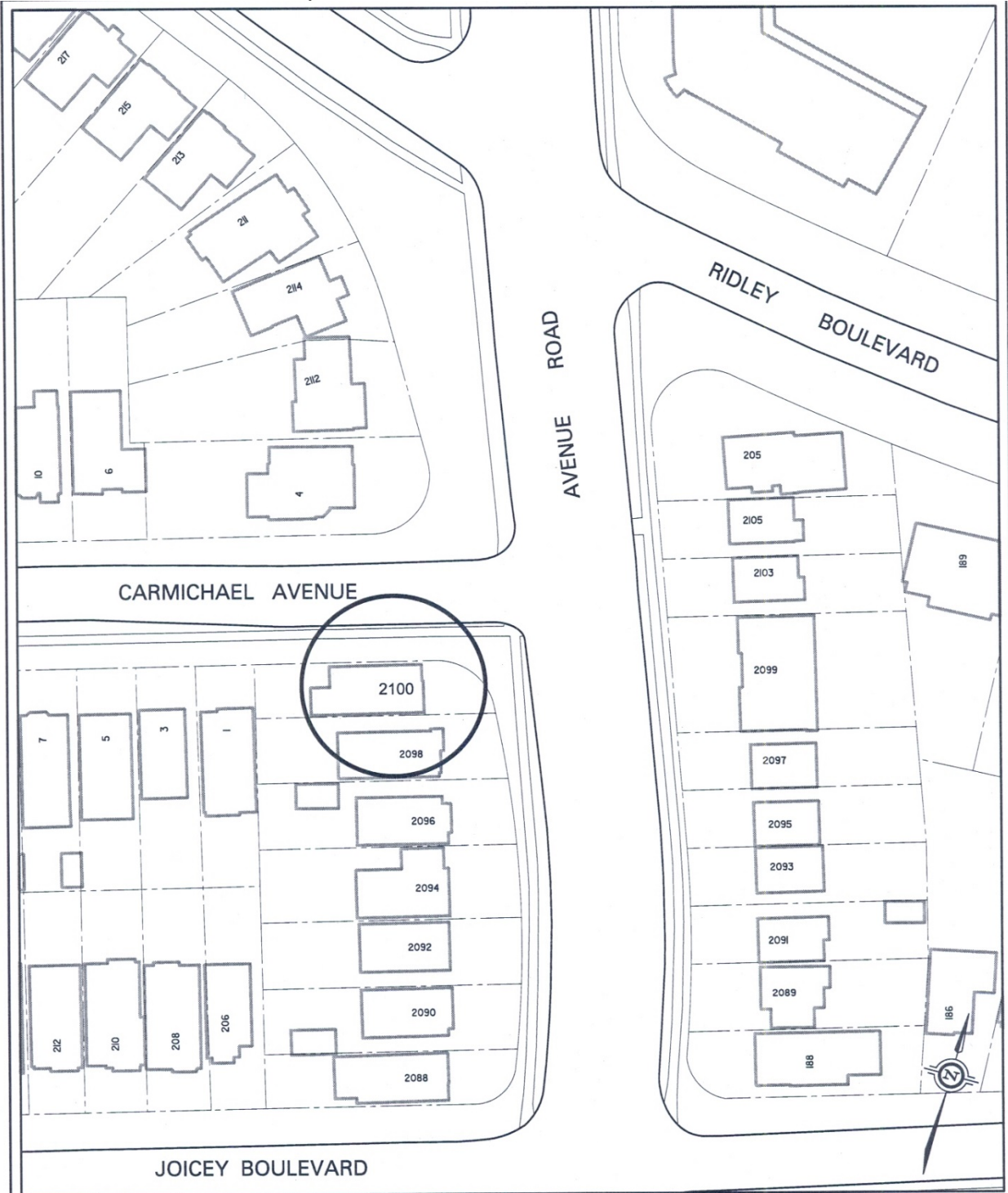
Carly Hinks, C.E.T.
Manager, Traffic Planning/Right-of-Way Management, North York District
Tel: 416-395-7458
Fax: 416-395-7482
Email: chinks@toronto.ca


SIGNATURE

Jacqueline White, P.Eng.
Director
Transportation Services Division, North York District

ATTACHMENTS

Attachment 1: Context Map



		Transportation Services		North York District	
SCALE: N. T. S.		2100 AVENUE ROAD PAYMENT - IN - LIEU OF PARKING			
DATE: OCT. 2016					
DRAFTING: A. A.					
		FILE NUMBER: NYRD16 - 0056.DGN		ATTACHMENT 1	
				WARD 16	

2100 Avenue Rd - PILOP

