



Sep 29 2017

City Council (clerk@toronto.ca)

City Council 2017.NY2435 – Payment-in-Lieu of Parking 1940-42 Avenue Road

The South Armour Heights Residents' Association wishes to oppose the Motion approved by the North York Community Council on Sept 6, 2017 as we feel that the Payment-in-Lieu of Parking calculation is **NOT** being applied consistently in this situation compared to past assessments.

"City Council exempt the applicant at 1940-1942 Avenue Road from the City of Toronto Zoning By-law parking requirement of 14 spaces, subject to a \$5,000 Payment-in-Lieu of Parking for the actual shortfall of 3 spaces, for the proposed building expansion, provided that the applicant signs a Payment-in-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor."

We feel that it should be clarified that the fee is \$5,000 per parking space.

Review of past Payment-in-Lieu of Parking assessments on Avenue Road and on nearby commercial streets such as Bathurst, Yonge, Wilson and Sheppard (spreadsheet is also attached) shows that the **number of parking spaces** used in the calculation was as defined in the By-law in effect at that time (whether 569-2013, 7625 or 438-86). The number of parking spaces was NOT reduced to NET parking spaces based on the number required for the 'Net Addition' as opposed to the Total required for the building, which is what the applicant is proposing.

According to By-law 569-2013, **14 parking spaces** are required for the proposed 1940-1942 Avenue Road dental/medical office building.

1940-1942 Avenue Road is currently a 2-storey, 646 sq.m. office building. The 2-storey rear addition would increase the size to 884 sq.m. for a Net addition of 237.77 sq.m. which makes it Category 2. No parking spaces existed with the original building; for the renovation, 14 spaces are required. Therefore the calculation would be:

$$\mathbf{14\ spaces\ x\ \$5,000\ =\ \$70,000}$$

The Transportation Services Report of June 26, 2017 by Kam Ma, Acting Manager, Traffic Planning/Right-of-Way Management, North York District to Joe Nanos, Director, Community Planning – North York District also defined that the minimum number of required parking spaces is **14**.

SAHRA



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In his letter of July 26, 2017 to the Committee of Adjustment, Mr. Tanzola of Overland LLP stated that as the application proposed to increase the floor area by only approximately 264 square metres that under the City-Wide Zoning By-law this would only require 3 parking spaces for the new floor area.

3 Net spaces X \$5000 = \$15,000

Subsequently, in the Report for Action to North York Community Council of Aug 10, 2017 on this issue Kam Ma, Acting Manager, Traffic Planning/Right-of-Way Management, North York District stated that the applicant has proposed to provide 0 spaces and requested Payment-in-Lieu of Parking to the City which amounts to \$15,000. The report states that the exemption was now considered appropriate since the actual shortfall of parking based on the proposed building expansion is **3** spaces.

The calculation is not intended to use 'NET' parking spaces.

This is a new / different interpretation of the Number of Spaces than has been used in PIL of Parking calculations in the past.

The proposed 'NET' interpretation will set a precedent (and loss of revenue) for all future City-wide PIL of Parking applications

We would ask that the Number of Spaces be as defined by By-law 569-2013 (14) in the calculation of the PIL of Parking assessment for 1940-1942 Avenue Road so that the PIL of Parking policy is applied consistently.

14 spaces x \$5,000 = \$70,000

Yours truly

Sheila Dunlop, Secretary

Email: Joe Nanos, Al Rezoski, Adam Pressick (Planning)
Diane DiMiaino, Director, Deputy Chief Building Official, North York
Barbara Gray, Peter Hillier, Kam Ma, Geoffrey Lau (Transportation Services)
Ron Johnson, Bob Williams, Jim Sadler, Gary Langdon (SAHRA)
France Rochette, Pam Main (OOGRA)

Payment-in-Lieu of Parking Calculations										
Address	Site	Use	Classified As	Year	Required #	Provided #	Original Size	Sq Footage (m2)	Category	Calculation
1940-1942 Avenue Road	Dr. A. Penuvchev	Dental	Renovation	2017	14	0	646 m2	Additional 237.77 or 264 m2	2	14 X \$5000 = \$70,000
1912-1914 Avenue Road	Corner of Brooke/Avenue	Retail/Office	New Build	2016	15		756.5 m2	2461 m2 (New)	3	[\$5000 + \$(5 x \$5651 Land Value/m2 = \$28,255)] for a total of \$33,255 per space x 15 required spaces = \$498,825
1977 Avenue Road	Eggsmart	Restaurant	Renovation	2008	18	0	112m2	Change in Use	1	18 x \$2500 = \$45,000
2100 Avenue Road	Seligman	Office	Renovation	2016	5	3	200.38 m2	Additional 372.43m2 GFA	2	2 x \$5000 = \$10,000
1959 Avenue Road	Richlees/Francobollo	Restaurant	Renovation	2010	7	0	Not known	Additional 72 m2	1	7 x \$2500 = \$17,500
1838-1844 Avenue Road	LCBO	Retail	New Build	2007	66	40	Not known	Greater than 400 m2 (New)	3	[\$5000 + \$(5 x \$2500 Land Value/m2 = \$12,500)] for a total of \$17,500 per space x 26 required spaces = \$455,000
1916 Avenue Road	Dr. S. Mincer	Dental	Renovation	1989	?	?	Not known	Not known	?	? Dr. Mincer has confirmed that he paid PIL of Parking
			Renovation	2014	3	1	Not known	637 m2	3	Transportation Services recommended that PIL of Parking be applied but CofA did NOT make it a Condition.
1952 Avenue Road	Benjamim Paint Store	Retail	Renovation	2015	7	0	238.3 m2	83.11 m2	1	Do not know if Trans Services Report was prepared; CofA did NOT make PIL of Parking a Condition.
2015 Avenue Road	Persian Restaurant	Restaurant	Renovation	2009	24	7	Not known	235 m2	1	5 X \$2500 = \$12,500
3795 Bathurst Street			Renovation	2015	7	0	Not known	Additional 84.6 m2	1	7 x \$2500 = \$17,500
3011 Bathurst St (prior to By-law 7625)	Plaza	Commercial	Renovation	2009	8	0		Not Known	2	8 x \$5,000 = \$40,000
3011 Bathurst Street	Plaza	Commercial	Renovation	2016	1	0	1159.6 m2	Additional 155.3 m2	1	1 x \$2,500 = \$2,500
2350 Yonge Street	2-storey commercial addition at rear of existing 3-storey commercial bldg.	Commercial	Renovation	2011	4/3	2	Not known	Additional 123 m2	1	1 x \$2,500 = \$2,500
370 Wilson Ave	Medical Office	Commercial	Renovation	2009	8	4		188.6 m2	1	4 x \$2,500 = \$10,000
170 Wicksteed Avenue	Convert industrial condo	Commercial	Renovation	2009	7	4	Not known	Change in Use	3	[\$5000 + \$(5 x \$770 Land Value/m2 = \$3850)] for a total of \$8,850 per space x 3 required spaces = \$26,550
229 Sheppard Ave W	Prof Offices	Commercial	New Build	2008	6	4		290 m2 (New)	2	2 x \$5,000 = \$10,000
111 Sheppard Ave W	Interior office alterations	Offices	Renovation	2007	8	6	259 m2	Interior alterations	2	2 x \$5,000 = \$10,000
244 Finch Ave W	New comm bldg	Commercial	New Build	2010	11	10		487.58 m2 (New)	3	[\$5000 + \$(5 x \$1292 Land Value/m2 = \$6460)] for a total of \$11,460 per space x 1 required space = \$11,460
416 Eglinton Ave W	3-storey addition	Retail	Renovation	2013	4 non-res	0	779.57 m2	Additional 382 m2 Office	2	4 x \$5,000 = \$20,000
1549 Avenue Road	Royal Lighting	Retail	Renovations	Multi	41	31		2 storeys with expansions	Not Known	Not Known; applications in 2000, 2003 and 2008
1590 Avenue Road	National Bank	Bank	New Build	1997	43	12		? (New)	Not Known	Not Known
1623 Avenue Road	CIBC	Bank	New Build	1991	29	21		? (New)	Not Known	Not Known
1548 Avenue Road	Gentle Lee Cleaner's	Retail	Renovation	1992	7	0		?	Not Known	Not Known
1732-1734 Avenue Road	Mimi's & Sheryl's	Retail	Renovation	1985	25	3		?	Not Known	Not Known
1748 Avenue Road	Safari	Restaurant	Renovation	1994/1998	10	0		?	Not Known	Not Known
1766 Avenue Road	Living 2	Retail	Renovation	2000	10	0		?	Not Known	Not Known
1791 Avenue Road	Harveys	Restaurant	Renovation	1993	18	1.5		?	Not Known	Not Known
1795 Avenue Road	Upper Avenue Dentistry	Dental	Renovation	2009	6	0		?	Not Known	Not Known