

Payment-in-Lieu of Parking – 1940-1942 Avenue Road

Date: August 10, 2017

To: North York Community Council

From: Acting 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 14 parking spaces. Instead of accommodating all of the parking on-site, the applicant has proposed to provide zero (0) spaces and requested a Payment-In-Lieu of Parking to the City which amounts to \$15,000.00.

The parking exemption is considered appropriate since the actual shortfall of parking based on the proposed building expansion is three (3) spaces. A Toronto Parking Authority parking lot is located immediately behind the site so a significant impact on parking conditions in the area is not anticipated.

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

The Acting Director of Transportation Services recommends that:

1. City Council exempt the applicant at 1940-1942 Avenue Road from the City of Toronto Zoning By-law parking requirement of 14 parking spaces, subject to a \$15,000.00 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 \$15,000.00 and a \$337.78 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$15,000.00, with Transportation Services receiving the application fee of \$337.78 plus HST.

DECISION HISTORY

On July 6th, 2017, the Committee of Adjustment approved a parking deficiency for the site at 1940-1942 Avenue Road as part of a Minor Variance application (A0568/17NY).

As such, the applicant was required to submit a Payment-in-Lieu of Parking application to be approved by Council.

COMMENTS

The property at 1940-1942 Avenue Road is currently zoned 'Commercial Residential [CR]' according to City of Toronto Zoning By-law No. 569-2013. The property is located on the west side of Avenue Road, north of Brooke Avenue, and is currently occupied by a two-storey commercial building (naturopathic clinic and spa). There is currently no parking provided on-site.

The applicant proposes to construct a new two-storey addition at the rear of the existing two-storey building to accommodate a total of 264.0 square metres of gross floor area. As advised by the City Councillor's office, the additional space would be used to house medical offices being relocated from the nearby site at 250 Lawrence Avenue West. In this case, the minimum parking requirement is determined by Policy Area 4 of Zoning By-law No. 569-2013 at 1.5 spaces per 100 square metres of GFA. While the Committee of Adjustment identified a requirement for 14 parking spaces for the entire site, the proposed addition would require a minimum of three (3) spaces.

As recommended by Transportation Services, the applicant asked to exempt the property from the City of Toronto Zoning By-law parking standard for three (3) additional parking spaces to accommodate the required minimum parking for the proposed medical office addition.

Given the existing site, the relatively low shortage of parking spaces on-site (3 spaces), and the site area context which includes an existing adjacent public parking lot, Transportation Services would be amenable to a cash-in-lieu parking arrangement to meet the required supply. On this basis, 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 264.0 square metres of medical 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 for construction, renovation, alteration or change in use that is greater than 200 square metres and less than 400 square metres.

The following chart illustrates the fee calculation:

Table 1: Payment-in-Lieu of Parking Calculation

Formula	Calculation
Shortfall of 'x' parking spaces multiplied by \$5,000 per parking space	3 x \$5,000 = \$15,000

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

CONTACT

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SIGNATURE

Peter K. Hillier
Acting Director

ATTACHMENTS

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