

Payment-In-Lieu of Parking – 84 1/2, 86 and 88 Adelaide Street East

Date: March 15, 2017
To: Toronto and East York Community Council
From: Acting Director, Transportation Services, Toronto and East York District
Wards: Ward 28, Toronto Centre-Rosedale

SUMMARY

This report seeks City Council's approval to exempt the applicant from the parking requirement specified in the former City of Toronto Zoning By-law 438-86 to provide 15 parking spaces. The applicant is unable to accommodate the parking on-site and has requested a Payment-In-Lieu of Parking to the City which amounts to \$75,000.00.

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 City 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, Transportation Services, Toronto and East York District recommends that:

1. City Council exempt the applicant at 84 1/2 , 86 and 88 Adelaide Street East from the former City of Toronto Zoning By-law 438-86 parking requirement of 15 parking spaces, subject to a \$75,000.00 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 \$75,000.00 and a \$346.36 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$75,000.00, with Transportation Services receiving the application fee of \$346.36 plus HST.

DECISION HISTORY

In its Notice of Decision, dated January 11, 2017 (File No. A0664/16TEY) the Committee of Adjustment refused the provision of no on-site parking for the subject site. In view of this decision, the owner would like to make a cash payment-in-lieu of providing the required parking spaces. A map of the area is attached as DWG No. 421G-2444.

COMMENTS

An application was submitted to Transportation Services on February 9, 2017 by El-Tantawy Attia, on behalf of the Muslim Association of Canada, for a cash payment-in-lieu of providing 15 parking spaces.

The applicant proposes to expand the existing ground floor place of worship (Mosque) currently located on 84 1/2 Adelaide Street East to the adjacent properties to the east at 86 and 88 Adelaide Street East. There are no vehicular parking spaces currently located on-site to support the existing building. Vehicular parking for the existing building has been accommodated by the area on-street network and within off-street parking facilities nearby.

A staff review of the site plans for this project revealed that providing on-site parking is, in fact, not feasible. In conjunction with the above-noted application and our previous staff report to the Committee of Adjustment, the applicant has provided a Parking Study, prepared by LEA Consulting Ltd., dated December 8, 2016. The study conducted a trip generation and parking utilization surveys. The transportation consultant has demonstrated that based on observed modal split of the existing Mosque, most congregates will walk or take public transit to the site due to its location and that there is sufficient residual parking spaces within walking distance for people who chose to drive to the Mosque. Transportation Services recognizes there are parking spaces in the surrounding area to accommodate the parking demand associated with the proposed expansion of the Mosque. The on-site parking shortfall is not expected to have a significant impact on existing parking conditions in the area. On this basis, Transportation Services considers the parking exemption to be appropriate.

The funds from cash payment-in-lieu applications, will be placed in a parking reserve account, administered by the Toronto Parking Authority, to be used to develop and maintain municipal parking facilities.

In view of these circumstances, it is appropriate to waive the requirement to provide 15 non-residential parking spaces and approve the application for a cash payment-in-lieu of these spaces.

Calculating the Payment-In-Lieu of Parking Fee

The applicant's proposal is to expand the existing place of worship (84 1/2 Adelaide Street East) with a 300 square metre addition on the ground floor of the adjacent commercial area (86 and 88 Adelaide Street East) classifies the application into Category Two of the City's Payment-In-Lieu of Parking Fee Schedule. This formula is for increases in GFA resulting from 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:

Formula	Calculation
Shortfall of 'x' parking spaces multiplies by \$5,000.00 per parking space	15 x \$5,000 - \$75,000.00

In accordance with the cash payment-in-lieu of parking formulae adopted by City Council as noted above, the payment will be \$5,000.00 for each parking space, for a total payment of \$75,000.00. Transportation concludes that the outlined Payment-In-Lieu of Parking application for this development is acceptable.

CONTACT

Lukasz Pawlowski, P. Eng., Acting Manager, Traffic Planning
Toronto and East York District
Telephone: (416) 392-7713; Fax: (416) 392-1920
E-mail: Lukasz.Pawlowski@toronto.ca

SIGNATURE

Dave Twaddle, C.E.T.
Acting Director, Transportation Services
Toronto and East York District

P:\2017\Cluster B\Tra\Toronto and East York\Top\ts2017054te.top.doc - bmk

ATTACHMENTS

1. Context Map Drawing No. 421G-2444

Attachment 1: Context Map

