

Payment-In-Lieu of Parking – 211-213 Ossington Avenue

Date: June 3, 2019
To: Toronto and East York Community Council
From: Director, Transportation Planning and Capital Program,
Transportation Services
Wards: Ward 10, Spadina - Fort York

SUMMARY

This report seeks City Council's approval to exempt the applicant from the parking requirement specified in Section 4(4)(b), By-law 438-86 to provide six parking spaces and the parking requirement specified in Chapter 200.5.10.1.(1), By-law 569-2013 to provide four retail 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 \$10,000.00.

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 Director, Transportation Planning and Capital Program, Transportation Services recommends that:

1. City Council exempt the applicant at 211-213 Ossington Avenue from the City of Toronto Zoning By-law 569-2013 requirement of four retail parking spaces and the former City of Toronto Zoning By-law 438-86 parking requirement of six parking spaces, subject to 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 \$366.06 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 \$366.06 plus HST.

DECISION HISTORY

At its meeting of August 23, 2017, the Committee of Adjustment (COA) considered and approved the minor variance application, related to retail parking spaces, to alter the existing three-storey mixed-use building by converting the ground floor from a showroom and workshop to a retail store and by maintaining the existing six dwelling units on the second and third stories. The approval was subject to the condition that the owner shall lease four parking spaces off-site, within 300m of the subject site, and surplus to the requirements of the Zoning By-law for the donor site, or make cash payment in lieu of providing parking, to the satisfaction of the Manager, Traffic Planning, Transportation Services, Toronto and East York District. A map of the area is attached as DWG No. 421G-3434.

COMMENTS

An application was submitted to Transportation Services on April 25, 2019 by Ray Fini, on behalf of Talon Tapes Industries Ltd., for a cash payment-in-lieu of providing four retail parking spaces.

The applicant proposes to alter the existing three-storey mixed-use building by converting the ground floor from a showroom and workshop to a retail store and by maintaining the existing six dwelling units on the second and third stories. There are no vehicular parking spaces proposed to serve this development. 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, due to the narrow width of the site.

Transportation Services recognizes there are parking spaces in the surrounding area to accommodate the parking demand associated with the proposed building. The non-provision of parking 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 four retail parking spaces and approve the application for a cash payment-in-lieu of these spaces.

When reviewing Committee of Adjustment Minor Variance applications, our general practice is to accept a shortfall of one to two parking spaces. As such, we would recommend that the applicant only be required to submit Payment-In-Lieu of Parking for two spaces rather than the Zoning By-law requirement of four parking spaces.

Payment-In-Lieu of Parking Fee

The applicant's proposal to alter the existing three-storey mixed-use building by converting the ground floor from a showroom and workshop to a retail store classifies the application into Category Two of the City's Payment-In-Lieu of Parking Fee Schedule. This cost 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, resulting in a cost of \$5,000.00 per parking space.

In accordance with the cash payment-in-lieu of parking cost adopted by City Council as noted above, the payment will be \$5,000.00 for each parking space, for a total payment of \$10,000.00. Transportation concludes that the outlined Payment-In-Lieu of Parking application for this development is acceptable.

CONTACT

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SIGNATURE

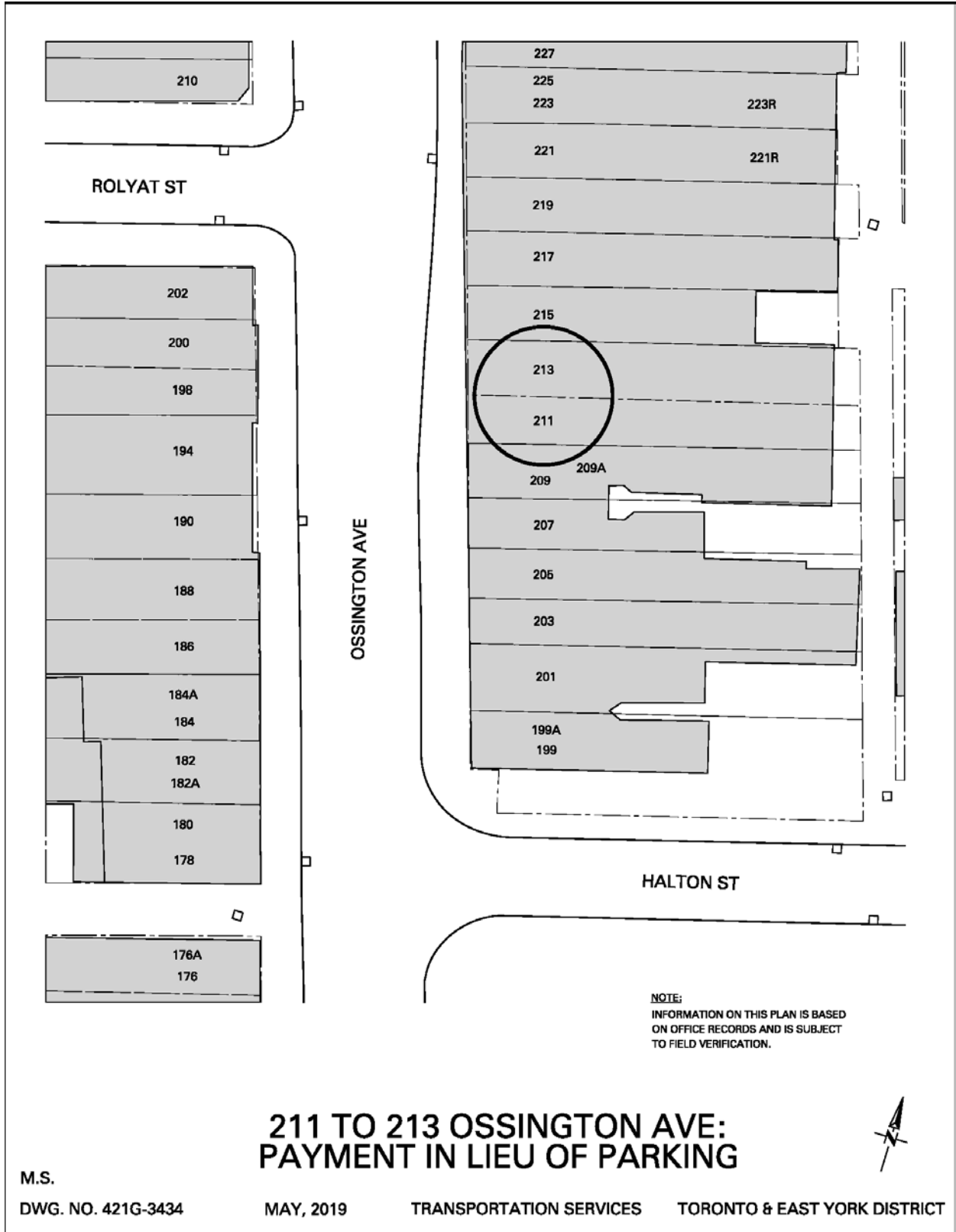
Ashley Curtis, Director
Transportation Planning and Capital Program
Transportation Services

ATTACHMENTS

1. Context Map Drawing No. 421G-3434

Attachment 1: Context Map

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**211 TO 213 OSSINGTON AVE:
PAYMENT IN LIEU OF PARKING**

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DWG. NO. 421G-3434

MAY, 2019

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT