

Payment-In-Lieu of Parking – 925 Pape Avenue

Date: September 11, 2019
To: Toronto and East York Community Council
From: Director, Transportation Planning and Capital Program,
Transportation Services
Wards: Ward 14, Toronto - Danforth

SUMMARY

Transportation Services seeks City Council's approval to exempt the applicant from the parking requirement specified in By-law 6752 to provide 1 additional parking space. As a result, the applicant has requested a Payment-In-Lieu of Parking to the City for 1 parking space, which amounts to \$2,500.00.

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

Transportation Services recommends that:

City Council exempt the applicant at 925 Pape Avenue from the former municipality of East York By-law 6752, as amended, the parking requirement of 1 office parking space, subject to a \$2,500.00 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 \$2,500.00 and a \$366.06 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$2,500.00, with Transportation Services receiving the application fee of \$366.06 plus HST.

DECISION HISTORY

The applicant has applied for building permit for interior alterations to allow medical/dental office uses on-site. In the Zoning Examiner's June 24, 2019 review, they identify that the subject property is located in the former municipality of East York and is subject to Zoning By-law No. 6752, as amended, which requires a minimum of 4 parking spaces be provided to service this development. Whereas, the proposed number of parking spaces is 3 spaces. For information, the City-wide Zoning By-law No. 569-2013, as amended requires a minimum of 3 parking spaces.

COMMENTS

An application was submitted to Transportation Services on July 10, 2019 by Tom Prattas, on behalf of Zaharias and Ntina Prattas, for a cash payment-in-lieu of providing 1 office parking space.

The applicant proposes to make interior alterations to the existing 2-storey building to accommodate a dental hygiene office. There are 3 existing vehicular parking spaces provided to serve this development, located at the rear of the site.

A staff review of the application revealed no additional on-site parking can be accommodated, 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 interior building alterations. The non-provision of 1 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 1 office parking space and approve the application for a cash payment-in-lieu of this space.

Payment-In-Lieu of Parking Fee

The applicant's proposal is to make interior alterations to the existing 2-storey building classifies the application into Category One 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 equal to or less than 200 square metres, resulting in a cost of \$2,500.00 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 \$2,500.00 for 1 parking space. Transportation concludes that the outlined Payment-In-Lieu of Parking application for this development is acceptable.

CONTACT

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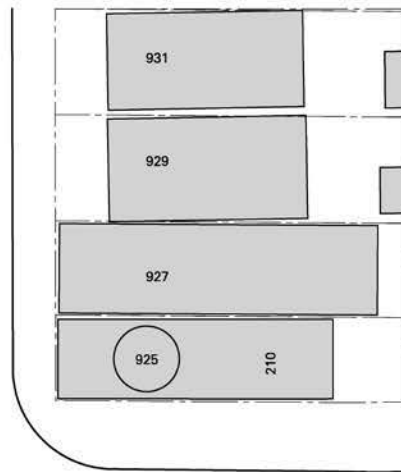
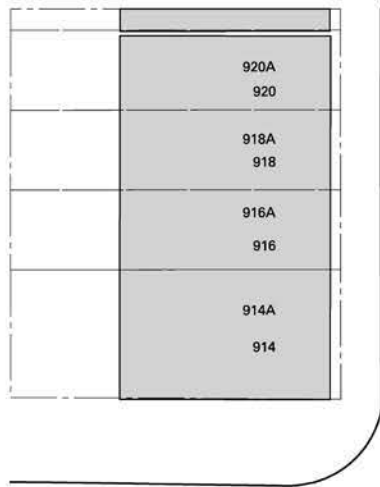
SIGNATURE

Ashley Curtis, Director
Transportation Planning and Capital Program
Transportation Services

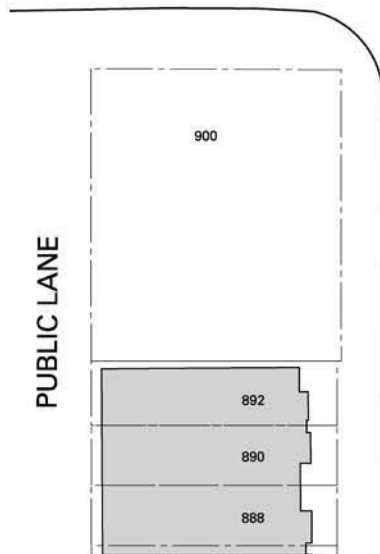
ATTACHMENTS

Attachment 1 - Context Map Drawing No. 421G-3534

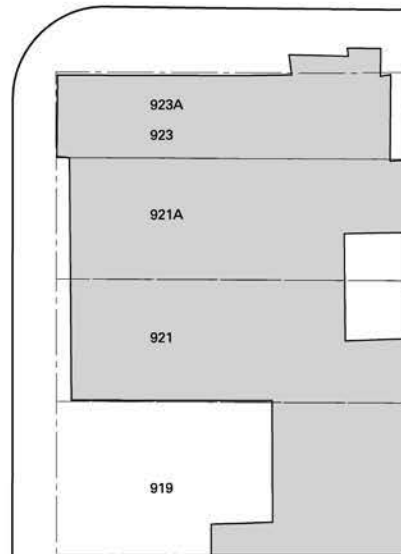
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MORTIMER AVE



PAPE AVE



NOTE:
INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.

925 PAPE AVE: PAYMENT IN LIEU OF PARKING

T.J.A.

DWG. NO. 421G-3534

SEPTEMBER, 2019

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT