

Payment-In-Lieu of Parking – 421 Roncesvalles Avenue

Date: October 31, 2019
To: Toronto and East York Community Council
From: Director, Transportation Planning and Capital Program,
Transportation Services
Wards: Ward 4 – Parkdale - High Park

SUMMARY

This report seeks City Council's approval to exempt the applicant from the parking requirement specified in Chapter 200.5.10.1.(1), By-law 569-2013 to provide 17 commercial parking spaces. The applicant is unable to accommodate parking on site and has requested approval to provide the parking at an off-site location in the vicinity of the subject property at 55 Howard Park Avenue, or to provide a Payment-in-Lieu of Parking to the City which amounts to \$34,587.50 per space, for any parking that cannot be secured off-site to the satisfaction of Transportation Services.

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 421 Roncesvalles Avenue from the City of Toronto Zoning By-law 569-2013 parking requirement of 17 commercial parking spaces, subject to the applicant securing the required 17 commercial parking spaces at an off-site location within 300 metres of the subject site. The off-site parking spaces must be surplus to the requirements of the Zoning By-law for the donor site and be secured through a long-term lease, or provide a Payment-in-Lieu of Parking to the City which

amounts to \$34,587.50 per space, up to a maximum of \$587,987.50, providing the applicant signs a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor, for any parking spaces that cannot be secured off-site to the satisfaction of the General Manager, Transportation Services.

FINANCIAL IMPACT

The City of Toronto (Transportation Services) will receive a \$366.06 plus HST application processing fee. In addition, the Toronto Parking Authority's parking reserve fund will receive \$34,587.50 per parking space, up to a maximum of \$587,987.50, for any parking space that cannot be secured off-site.

DECISION HISTORY

City Council on July 16, 17 and 18, 2019 considered item CC9.13, Dundas Street West and Roncesvalles Avenue Built Form Study - Official Plan Amendment 421 and 421 Roncesvalles Avenue Zoning By-law Amendment Application - Request for Directions, and adopted a settlement for the planning application, which included instruction to staff, particularly 5.b, requiring the owner to provide a cash payment directed to the Municipal Parking Fund in lieu of the seventeen (17) parking spaces shortfall on-site, from the Zoning By-law requirement for parking, to the satisfaction of the General Manager, Transportation Services. A map of the area is attached as DWG No. 421G-3434.

COMMENTS

The planning consultants for the owners of 421 Roncesvalles Avenue submitted a rezoning application, currently at the Local Planning Appeal Tribunal for a 5-storey commercial/retail building. The proposal includes the retention of the existing 2-storey bank building. No vehicular parking will be provided on site. However, parking will be provided off-site on the adjacent east property at 55 Howard Park Avenue.

A staff review of the site plans for this project revealed that providing on-site parking is, in fact, not feasible, due to the limited size of the site.

Transportation Services recognizes that parking demand generated by this project, can be accommodated through the leasing of off-site parking spaces and/or satisfied by payment-in-lieu of parking.

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

Calculating the Payment-In-Lieu of Parking Fee

The applicant's proposal to construct a new 5-storey commercial/retail building while retaining the existing 2-storey bank building classifies the application into Category Three 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 400 square metres.

The following chart illustrates the fee calculation:

Formula	Calculation
[\$5,000 + \$(5 x L)] per parking space*	[\$5,000 + \$(5 x \$5,917.50)] = \$34,587.50 per parking space

*Where \$5,000 is the estimated construction cost of a surface parking space and L is the current estimated land value (\$ per square metre) in the area.

In accordance with the cash payment-in-lieu of parking formulae adopted by City Council as noted above, the payment will be \$34,587.50 for each parking space, for a total payment of \$587,987.50.

CONTACT

Lukasz Pawlowski, Manager
 Transportation Development Planning and Review
 Toronto East York and Scarborough Districts
 Phone: (416) 392-7713; Fax: (416) 392-1920
 E-mail: Lukasz.Pawlowski@toronto.ca

SIGNATURE

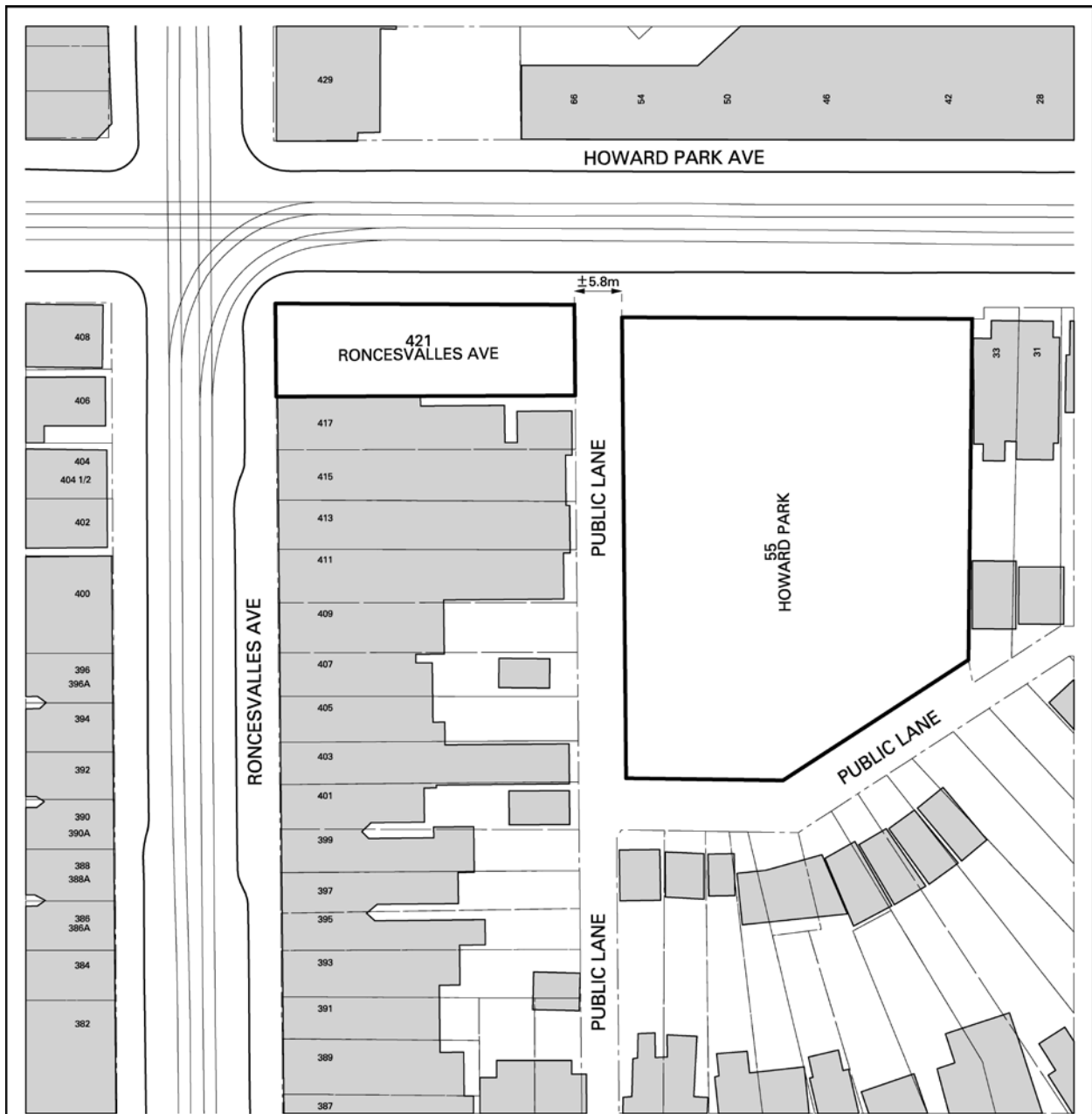
 Ashley Curtis, Director
 Transportation Planning and Capital Program
 Transportation Services

ATTACHMENTS

1. Context Map Drawing No. 421G-3434

P:\2019\Cluster B\Tra\Toronto and East York District\Top\Ts2019257te.top.docx - acb

Attachment 1: Context Map



NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. INFORMATION ON THIS PLAN IS BASED ON OFFICE RECORDS AND IS SUBJECT TO FIELD VERIFICATION.



**421 RONCESVALLES AVE & 55 HOWARD PARK AVE:
CONTEXT PLAN**

DWG. NO. 421G-3568 T.J.A. OCTOBER, 2019 TRANSPORTATION SERVICES TORONTO & EAST YORK DISTRICT