



REPORT FOR ACTION

Payment-In-Lieu of Parking – 1 Blue Goose Street

Date: October 16, 2020
To: Etobicoke York Community Council
From: Director, Transportation Services, Etobicoke York District
Wards: Ward 3, Etobicoke-Lakeshore

SUMMARY

This report seeks City Council's approval to partially exempt the owner of 1 Blue Goose Street from the non-residential parking requirement specified in Site-Specific Zoning By-law No. 653-2020. The site was the subject of Zoning By-law Amendment Application No. 16 270113 WET 06 OZ which considered a mixed-use development consisting of the existing restaurant and micro-brewery, and 30 residential dwelling units. In accordance with the above-noted Site Specific By-law, a minimum of 27 parking spaces would be required for the non-residential component of the development. The applicant is unable to accommodate 16 of the required 27 parking spaces on-site or through approved boulevard parking and has requested a Payment-In-Lieu of Parking to the City which amounts to \$80,000.

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 Services, Etobicoke York District recommends that:

1. City Council exempt the applicant at 1 Blue Goose Street from the Site-Specific Zoning By-law No. 653-2020 requirement to provide 16 of the required 27 parking spaces for the restaurant use of the site, subject to an \$80,000 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 \$80,000 and a \$366.06 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$80,000, with Transportation Services receiving the application fee of \$366.06 plus HST.

DECISION HISTORY

At its meeting on July 16, 17 and 18, 2019 City Council approved Site-Specific By-law No. 653-2020 for the 1 Blue Goose property through Item No. EY7.1. While the Site Specific By-law included minimum parking standards for the proposed development at the site, the owner is not entirely able to satisfy the non-residential parking requirement. As a result, the owner submitted an application for Payment-In-Lieu of Parking in August 2019. Additional information regarding Item No. EY7.1 can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EY7.1>.

COMMENTS

An application was submitted to Transportation Services on August 2019 by Kate Cooper, on behalf of the owner of the property, 1 Blue Goose Development, Inc., for a cash payment-in-lieu of parking.

The site is currently occupied by an existing four-storey mixed-use building; the location of the site is shown in Attachment 1. The proponent wishes to retain and renovate the existing Blue Goose Tavern and micro-brewery, and undertake renovations to provide 18 studio apartments in the existing building. They also propose to construct 12 single-family townhouse dwelling units on the site to the south and east of the existing building. According to Site Specific Zoning By-law No. 653-2020, a minimum of 48 on-site parking spaces, plus one car-share parking space, are required for the proposed development, of which 27 spaces are required for the non-residential uses. All of the required residential and visitor parking spaces and one car-share parking space will be provided on-site. Four on-site parking spaces and 7 approved Commercial Boulevard parking spaces are proposed for the non-residential uses; the remaining 16 parking spaces for the non-residential component of the development cannot be accommodated on-site.

The applicant provided the Transportation Services division with a site plan that shows the proposed development site. The site plan shows that, for the existing building, the basement and first floor will be renovated into a 147 m² microbrewery and a 239 m² restaurant, respectively, for a total of 386 m². As noted in Zoning By-law No. 653-2020, the 147 m² microbrewery shall be considered ancillary to the restaurant use; on this basis, the parking requirement shall be based upon the 239 m² restaurant use.

According to Zoning By-law No. 653-2020, the minimum parking rate for the restaurant use is 11.2 parking spaces for each 100 square metres of gross floor area. Therefore, the proposed 239 m² restaurant requires a minimum of 27 parking spaces.

A staff review of the site plans for this project revealed that providing all of the required restaurant on-site is not feasible. Transportation Services recognizes there are on-street parking spaces in the surrounding area to accommodate the parking demand associated with the proposed restaurant use. According to site surveys undertaken by the applicant's retained transportation consultant, ample on-street parking is available within 300 metres of the subject site at the times during which parking demand for the restaurant is expected to peak. The shortfall of on-site parking for the restaurant is not expected to have a significant impact on the 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, which will be administered by the Toronto Parking Authority and will be used to develop and maintain municipal parking facilities throughout the City.

Given the above, it is considered appropriate to waive the requirement for the 16 non-residential parking spaces that cannot be provided on-site and approve the application for a cash payment-in-lieu of these spaces.

Calculating the Payment-In-Lieu of Parking Fee

Given that the proposed restaurant and microbrewery renovation has a gross floor area of 386 m², the application falls into Category Two of the City's Payment-In-Lieu of Parking Fee Schedule, based upon construction, renovation, alteration or change in use that is between 200m² and 400m².

The following table illustrates the fee calculation:

Payment-In-Lieu of Parking Fee

Formula	Calculation
\$5,000 per parking space*	\$5,000 x 16 = \$80,000

*Where \$5,000 is the current estimated construction cost of a surface parking space

In accordance with the cash payment-in-lieu of parking formula adopted by City Council as noted above, the payment will be \$80,000 for the sixteen parking spaces. Transportation concludes that the outlined Payment-In-Lieu of Parking application for this development is acceptable.

CONTACT

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SIGNATURE

A handwritten signature in black ink, appearing to read 'Ashley Curtis for', is written on a light blue background.

Ashley Curtis,
Director, Transportation Services
Etobicoke York District

ATTACHMENTS

Attachment 1: 1 Blue Goose Street Payment-In-Lieu of Parking Context Map

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