

Payment-In-Lieu of Parking – 2862 Lake Shore Boulevard West

Date: October 30, 2020
To: Etobicoke York Community Council
From: Director, Planning and Capital Program, Transportation Services
Wards: Ward 3, Etobicoke

SUMMARY

This report seeks City Council's approval to exempt the owner of 2862 Lake Shore Boulevard West from the parking requirements specified in City of Toronto Zoning By-law No. 569-2013, and the Etobicoke Zoning Code, both of which apply to the site.

The site was the subject of Committee of Adjustment Application No. A0622/18EYK. Under this application, the owner of the property requested approval to construct a second storey addition to the existing building. In accordance with the April 9, 2019 decision for the above-noted file, the Committee approved the development proposal on condition that the owner successfully apply and obtain approval for payment-in-lieu of parking for the parking deficiency. As noted on the Committee decision, a total of 14 parking spaces are required for the site under Zoning By-law 569-2013, and 39 parking spaces are required under the Etobicoke Zoning Code. The owner will provide no on-site parking spaces. The owner submitted a request for Payment-In-Lieu of Parking to the City, which amounts to \$15,000.

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, as 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 2862 Lake Shore Boulevard West from the parking requirements of the Etobicoke Zoning Code and the City of Toronto Zoning By-law No. 569-2013, subject to a \$15,000 payment-in-lieu of parking, provided 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 a payment of \$15,000 and a \$366.06 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$15,000, with Transportation Services receiving the application fee of \$366.06 plus HST.

COMMENTS

An application was submitted to Transportation Services on July 2019 by Andy Trotter, on behalf of the owner of the property Milan Daljevic, for a cash payment-in-lieu of providing 3 parking spaces.

The site is currently occupied by an existing one-storey commercial building. The proponent wishes to construct a 237.45m² second storey addition to the existing building. At full build-out, a minimum of 14 on-site parking spaces are required according to By-law No. 569-2013, and a minimum of 39 on-site parking spaces are required according to the Etobicoke Zoning Code. No on-site parking spaces are currently provided on-site. Vehicular parking for the existing building has been accommodated by the area on-street network and within off-street parking facilities nearby.

The applicant provided the Transportation Services division with a site plan that shows the existing and proposed uses of the building. The site plan shows that the basement and first floor will remain as is, and the proposed second storey addition will be used as a medical office with a gross floor area of 237.45m². Transportation Services can accept the applicant providing parking only for the second storey addition, since the non-provision of parking for the rest of the building is an existing condition.

According to By-law No. 569-2013, the Policy Area 4 minimum parking rate for a medical office use is 1.5 parking spaces for each 100 square metres of gross floor area. Therefore, the proposed 237.45m² medical office second floor addition requires a minimum of 3 parking spaces.

A staff review of the site plans for this project revealed that providing on-site parking is not feasible due to the existing building envelope that will be maintained. Transportation Services recognizes there are parking spaces in the surrounding area to accommodate the parking demand associated with the proposed commercial building. Given the proposed addition, the non-provision of parking 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 of parking applications will be placed in a parking reserve account that is administered by the Toronto Parking Authority and will be used to develop and maintain municipal parking facilities in the City.

In view of these circumstances, it is appropriate to waive the requirement to provide 3 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

Given that the proposed addition has a gross floor area of 237.45m², the application falls within Category Two of the City's Payment-In-Lieu of Parking Fee Schedule. This category applies to increases in gross floor area resulting from construction, renovation, alteration or change in use that are 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 3 = \$15,000

*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 \$15,000 for three parking spaces. Transportation Services 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 Services
Etobicoke York District

ATTACHMENTS

Attachment 1: **2862 Lake Shore Boulevard West Payment-In-Lieu of Parking Context Map**

**Attachment 1: 2862 Lake Shore Boulevard West Payment-In-Lieu of Parking
Context Map**

