

## **Payment-In-Lieu of Parking – 57-77 Wade Avenue**

**Date:** January 20, 2020  
**To:** Toronto and East York Community Council  
**From:** Director, Transportation Planning and Capital Program,  
Transportation Services  
**Wards:** Ward 9, Davenport

### **SUMMARY**

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This report seeks City Council's approval to exempt the applicant from a portion of the parking requirement specified in Site Specific By-law 1663-2019 to provide 47 non-residential parking spaces and the parking requirement specified in Site Specific By-law 1664-2019 to provide 47 parking spaces. The applicant is only able to accommodate 33 parking spaces on-site and has requested a Payment-in-Lieu of Parking to the City, which amounts to \$200,340.00 for the proposed 14 parking space shortfall.

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.

### **RECOMMENDATION**

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

1. City Council exempt the applicant at 57-77 Wade Avenue from providing 14 of the 47 non-residential parking spaces required under City of Toronto Site Specific Zoning By-law 1663-2019 and the 47 parking spaces required under City of Toronto Site Specific Zoning By-law 1664-2019, subject to a \$200,340.00 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**

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The City of Toronto will receive \$200,340.00 and a \$366.06 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$200,340.00, with Transportation Services receiving the application fee of \$366.06 plus HST.

## **DECISION HISTORY**

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City Council on July 16, 17 and 18, 2019 considered item TE7.6, 57-77 Wade Avenue - Zoning Amendment Application - Final Report, and adopted all recommendations in the report which included instruction to staff, particularly 4, requiring the owner to provide a cash payment-in-lieu into the Municipal Parking Fund in lieu of any parking shortfall below the provision of 47 parking spaces on-site. A map of the area is attached as DWG No. 421G-3671, dated January 2020.

## **COMMENTS**

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The planning consultants for the owners of 57-77 Wade Avenue submitted a site plan application for an 8-storey commercial building. The proposal includes 33 on-site parking spaces.

A staff review of the site plans for this project revealed that providing additional on-site parking isn't reasonably feasible.

Transportation Services recognizes that parking demand generated by this project can be 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.

In view of these circumstances, it is appropriate to waive the requirement to provide 14 parking spaces and approve the application for a cash payment-in-lieu of these spaces.

### **Calculating the Payment-In-Lieu of Parking Fee**

The applicant's proposal to construct a new 8-storey commercial/retail 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
$[\$5,000 + \$ (5 \times L)]$ per parking space*	$[\$5,000 + \$ (5 \times \$1,862.00)] =$ \$14,310.00 per parking space

\*Where \$5,000 is the current 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 \$14,310.00 for each parking space, for a total payment of \$200,340.00.

## **CONTACT**

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## **SIGNATURE**

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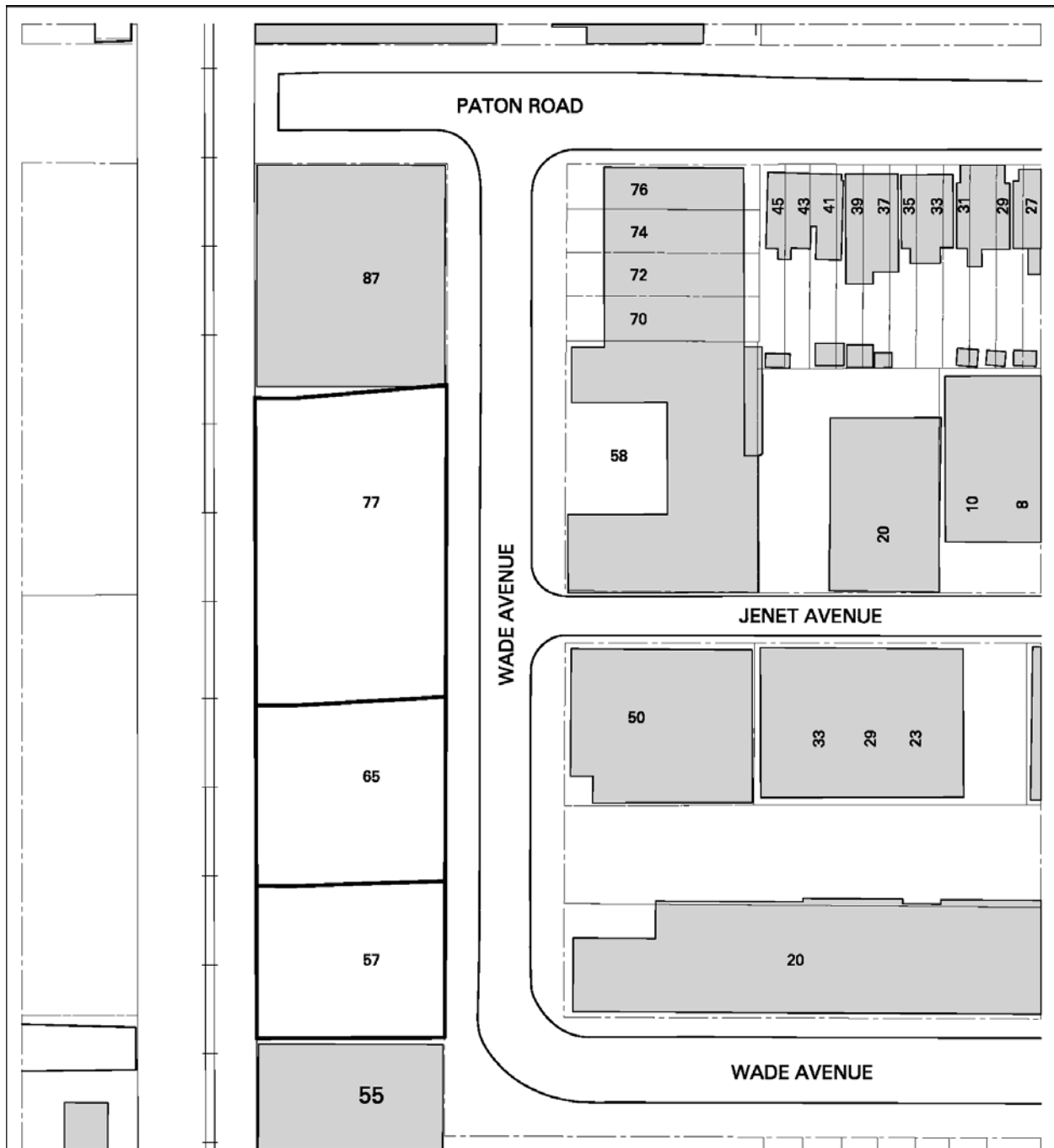
Ashley Curtis, Director  
Transportation Planning and Capital Program  
Transportation Services

## **ATTACHMENTS**

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1. Context Map Drawing No. 421G-3671, dated January 2020

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**NOTE:**

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

## 57-77 WADE AVE: CONTEXT PLAN

DWG. NO. 421G-3671

J.T.

JANUARY, 2020

TRANSPORTATION SERVICES

TORONTO & EAST YORK DISTRICT