

Payment-In-Lieu of Parking – 2360 Bloor Street West

Date: February 24, 2020
To: Toronto and East York Community Council
From: Director, Transportation Planning and Capital Program,
Transportation Services
Wards: Ward 4, Parkdale - High Park

SUMMARY

Transportation Services seeks City Council's approval to exempt the applicant from the parking requirement specified in By-law 569-2013 to provide 3 parking space. As a result, the applicant has requested a Payment-In-Lieu of Parking to the City for 3 parking spaces, which amounts to \$15,000.00.

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 2360 Bloor Street West from the City-wide Zoning By-law 569-2013, as amended, the parking requirement of 3 Medical/Dental Office parking spaces, subject to a \$15,000.00 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 \$15,000.00 and a \$366.06 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$15,000.00, 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 December 3, 2019 review, identifies that the subject property is subject to City-wide Zoning By-law 569-2013, as amended, which requires a minimum of 3 parking spaces to service this development. Whereas, no parking spaces are provided.

COMMENTS

An application was submitted to Transportation Services on December 20, 2019 by Houman Zadeh, on behalf of 2698216 Ontario Inc., for a cash payment-in-lieu of providing 3 medical/dental parking spaces.

The applicant proposes to make interior alterations to the existing 2-storey building to accommodate a medical/dental office. The existing building covers the entire lot and no parking spaces are provided.

A staff review of the application revealed no on-site parking can be accommodated, due to the retention of the existing building.

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 3 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 3 medical/dental office parking spaces and approve the application for a cash payment-in-lieu of these spaces.

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 Two 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 greater than 200 square metres and equal to or less than 400 square metres, resulting in a cost of \$5,000.00 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 \$15,000.00 for 3 parking spaces. 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

1. Drawing No. 421G-3808, dated February 2020

