

Payment-In-Lieu of Parking – 310 Wilson Avenue

Date: March 29, 2021
To: North York Community Council
From: Director, Planning and Capital Program, Transportation Services
Wards: Ward 6, York Centre

SUMMARY

This report seeks City Council's approval to exempt the owner of 310 Wilson Avenue from the non-residential parking space requirement specified in former City of North York Zoning By-law No. 7625.

The site was the subject of Minor Variance Application No. A0553/20NY, which proposed the conversion of the below grade and ground floor areas of the existing building from a retail use to a dental clinic use. In accordance with the above-noted By-law, a minimum of 11 parking spaces would be required for the site given the proposed conversion. The applicant is unable to accommodate 9 of the 11 required parking spaces on-site and has requested a Payment-In-Lieu of Parking to the City, which amounts to \$45,000.

The parking space exemption associated with the Payment-In-Lieu of Parking application is considered appropriate given that the associated parking space shortfall will not have a significant impact on parking conditions in the immediate 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, Planning and Capital Program, Transportation Services recommends that:

1. City Council exempt the applicant at 310 Wilson Avenue from the former City of North York Zoning By-law No. 7625 parking space requirement of 9 spaces for the proposed dental clinic use on the site, subject to a \$45,000 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 \$45,000 payment and a \$383.02 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$45,000 payment, while Transportation Services will receive the application fee of \$383.02 plus HST.

DECISION HISTORY

The site was the subject of Committee of Adjustment Application No. A0553/20NY. According to the materials that were received for the application, the governing Zoning By-law requires 11 parking spaces for the proposed dental clinic use, whereas only 2 on-site parking spaces will be provided. The Minor Variance Application was deferred by the Committee on February 11, 2021.

COMMENTS

An application was received by Transportation Services on March 3, 2021, by the owner of the 310 Wilson Avenue property, Visaki Murugapoopathy, for a cash payment-in-lieu of parking.

The site has an area of approximately 224m² and has a Wilson Avenue frontage of approximately 6.13m in length. An existing 2-storey mixed-use building currently occupies the site. The building is an internal unit within a row of 14 attached 2-storey mixed-use buildings fronting Wilson Avenue, each under separate ownership. The site and the neighbouring attached buildings each have vehicular access from a rear public laneway. The 6.0m wide public laneway provides access to the corresponding parking spaces for each property.

Two parking spaces are provided at the rear of the site, whereas 11 parking spaces are required for the proposed dental clinic floor area conversion under former City of North York Zoning By-law No. 7625. Insufficient space is available on the site to provide the additional parking spaces required. Transportation Services acknowledge that additional tandem parking spaces can be accommodated on-site, however, those spaces cannot be counted toward the parking provision.

Transportation Services recognizes that there are other off-street and on-street parking opportunities in the surrounding area to accommodate the 9 additional parking spaces required by the proposed dental clinic use. As a result, the 9 parking space shortfall 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 9 non-residential parking spaces that cannot be provided on-site and approve the payment-in-lieu of parking application.

Calculating the Payment-In-Lieu of Parking Fee

Given that the proposed dental clinic use has a gross floor area of 224m², the application falls into Category 2 of the City's Payment-In-Lieu of Parking Fee Schedule. This category is applicable to developments that involve construction, renovation, alteration or changes in use that are between 200m² and 400m².

The following table illustrates the fee calculation:

Table 1: Payment-In-Lieu of Parking Fee

Formula	Calculation
\$5,000 per parking space*	\$5,000 x 9 = \$45,000

*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 the City Council as noted above, the payment will be \$45,000 for the 9 parking spaces.

CONTACT

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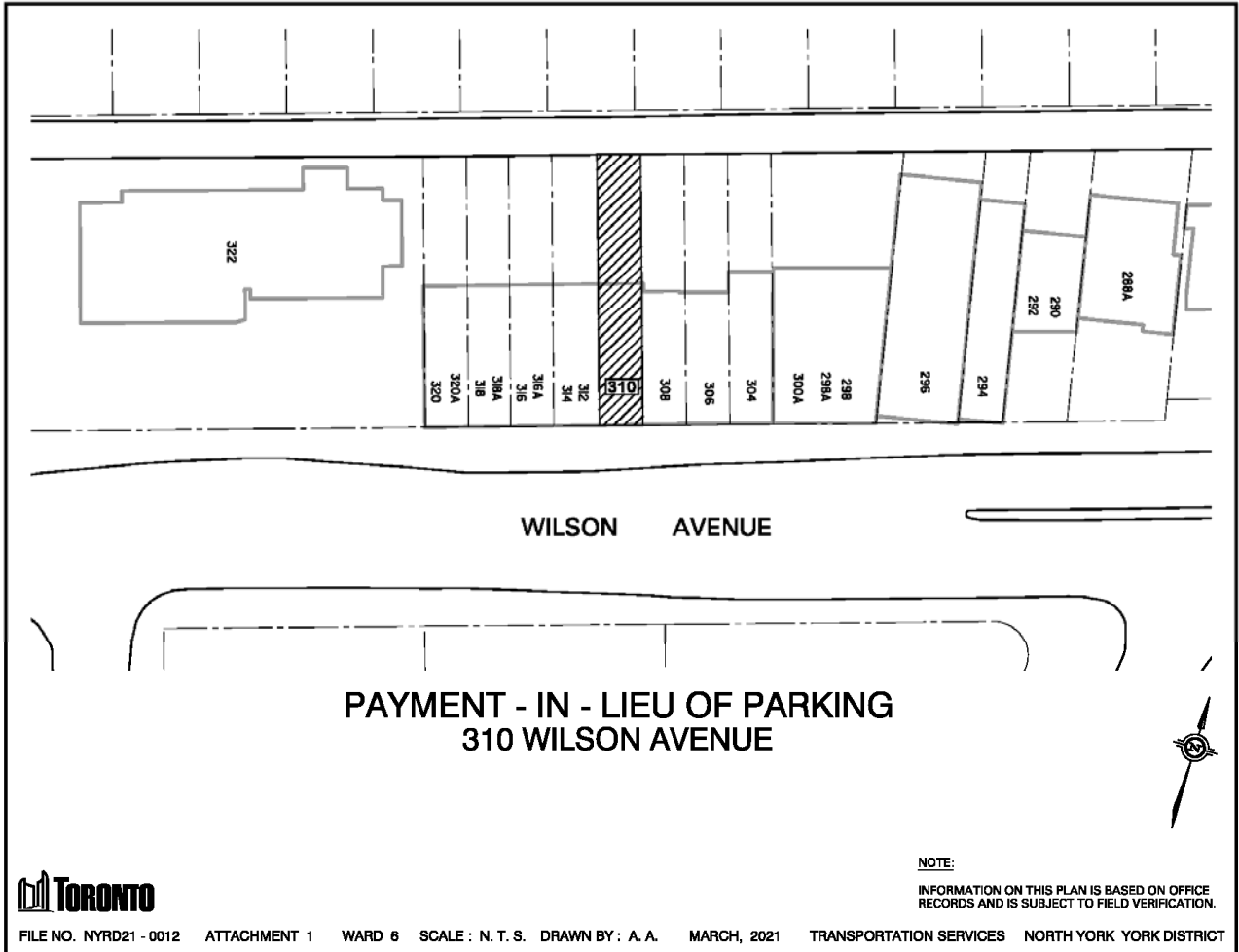
SIGNATURE

Ashley Curtis,
Director, Planning and Capital Program
Transportation Services Division

ATTACHMENTS

Attachment 1: 310 Wilson Avenue Payment-In-Lieu of Parking Context Map

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FILE NO. NYRD21 - 0012 ATTACHMENT 1 WARD 6 SCALE : N. T. S. DRAWN BY : A. A. MARCH, 2021 TRANSPORTATION SERVICES NORTH YORK YORK DISTRICT

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