



Staff Report for Council Meeting

Date of Meeting: September 17, 2018

Report Number: SRPRS.18.175

Department: Planning and Regulatory Services
Division: Development Engineering & Transportation

Subject: SRPRS.18.175 – Payment-in-Lieu of Parking Agreement - York Region Standard Condominium Corporation No.1211 – 10376 Yonge Street

Purpose:

To seek Council's approval to authorize the Mayor and Clerk to execute an agreement between the Town of Richmond Hill and York Region Standard Condominium Corporation No.1211 (YRSCC 1211) (Municipal Address: 10376 Yonge Street) pertaining to Payment-in-Lieu of Parking as per By-Law 3-94.

Recommendation(s):

- a) That Council authorizes the Mayor and the Clerk to execute an agreement between the Town of Richmond Hill and York Region Standard Condominium Corporation No. 1211 to permit payment-in-lieu of parking for four (4) on-site spaces at 10376 Yonge Street, in accordance with By-law 3-94 and upon the recommendation of the Commissioner of Planning and Regulatory Services.

Contact Person:

Hubert Ng, Senior Transportation Planner, (905) 747-6501 and/or
Richard Hui, Manager of Transportation, (905) 771-5478

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

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Background:

York Region Standard Condominium Corporation (YRSCC) 1211 has requested the Town to enter into a Payment-in-Lieu of Parking Agreement with them to address a parking supply deficiency at the existing property located at 10376 Yonge Street (Attachment 1). 10376 Yonge Street is illustrated in Attachment 2. Two of the commercial units within the site have proposed a change in use from retail to service shop and medical office, respectively. Zoning staff has determined that these changes in use will result in a deficiency of four (4) parking spaces for the overall property relative to the Town's Zoning By-law 96-11.

The Town's Payment-in-Lieu of Parking Bylaw 3-94 for the Central Business District (Attachment 3) and Policy state that:

Payment-in-Lieu of parking is a means by which the Town can collect funds and at the same time achieve development within the municipality. Payment-in-Lieu can facilitate development that cannot meet the parking standards required on site and provide funds to the Town to improve the supply of public parking as demand warrants. It is intended to be an occasional form of relief from the parking provisions of the Zoning by-Law, when warranted by the specific circumstances of the development.

As new development occurs in the Town, the intent is for the developer to adhere to the Town's parking by-law. However, if the developer cannot meet these requirements, due to certain constraints on the site, the Payment-in-Lieu policy can help achieve both the Town's and the developer's interests by attracting and enhancing development opportunities. Through this avenue, the Town may decide to reduce the amount of the parking required on the specific site in return for a cash payment. The amount of this payment is based on current construction and land costs for parking (surface parking or structured parking) in the vicinity of the development site. The monies collected are retained in a fund intended for the financing of future parking structures or lots within specified areas of the Town.

Provided that Town staff is satisfied that the onsite parking deficiency can be accommodated off-site and does not pose a significant parking impact on the surrounding neighborhood, the Payment-in-Lieu of Parking Agreement is a tool which can help to facilitate new development or in this case, changes in use for specific units, when the required on-site parking supply cannot be met. At the same time, this also provides funds for the Town to increase the public parking supply in the future when it is deemed appropriate and necessary.

As part of the consideration for applying the Payment-in-Lieu policy for this property, the Town required the applicant to submit a parking study conducted by a qualified transportation specialist. The purpose of the parking study was to determine the availability of existing and proposed off-site public parking within a reasonable distance that could accommodate the anticipated shortfall in on-site parking.

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WSP Canada Group Limited was retained by YRSCC 1211 and completed a Parking Study dated October 2017 that confirmed the availability of public parking spaces within a reasonable walking distance from 10376 Yonge Street to offset the four (4) parking spaces that are the subject of the Payment-in-Lieu of Parking Agreement.

As a result of the supporting information provided by the applicant, Town staff recommends that YRSCC 1211 be granted relief of four (4) parking spaces for 10376 Yonge Street through the execution of a Payment-in-Lieu of parking Agreement, in accordance with By-Law 3-94.

Financial/Staffing/Other Implications:

There are no financial implications to the Town as a result of entering into this agreement.

The Payment-in-Lieu of Parking as part of By-law 3-94 for 10376 Yonge Street is based on the current cost of constructing an equivalent parking space. The actual cost to YRSCC 1211 is based on the parking formula detailed in By-law 3-94 and amounts to 50% of the combined construction cost and land cost of a parking space, and a portion of the circulation aisles.

Based on the current construction costs, YRSCC 1211 is required to pay the Town \$106,523.00 for the four (4) parking spaces plus legal fees associated with preparation and/or registration on title of the Payment-in-Lieu of Parking Agreement.

Relationship to the Strategic Plan:

The proposed changes in use for 10376 Yonge Street support the Strategic Plan goal of providing Better Choices in Richmond Hill by supporting opportunities to revitalize the Downtown area and enhancing land use choices for residents and visitors. In addition, it achieves the goal of Wise Management of Resources by supporting the Town's plans for a new kind of urban community and building future infrastructure to create that community.

Conclusion:

YRSCC 1211 has requested to enter into a Payment-in-Lieu of Parking Agreement (under By-law 3-94) with the Town to address an on-site parking short fall of four (4) spaces that result from proposed changes of use for two of the units at 10376 Yonge Street. In order to be able to grant relief of these parking requirements and permit the proposed land use changes, it is recommended that Council authorize the Mayor and the Clerk to execute an Agreement between the Town and YRSCC 1211 (Municipal Address: 10376 Yonge Street), in accordance with By-Law 94-3, to allow for Payment-in-Lieu of Parking for the four (4) spaces.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format, please call contact person listed in this document.

- Attachment 1: Payment-in-Lieu Request Letter from YRSCC 1211
- Attachment 2: Map of 10376 Yonge Street
- Attachment 3: By-law No. 3-94

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Report Approval Details

Document Title:	SRPRS.18.175 - YRSCC 1211 - 10376 Yonge Street Authorization of Payment in Lieu of Parking Agreement.docx
Attachments:	- SRPRS.18.175 Attachment 1 - 10376 Yonge - Request for Payment-in-Lieu.pdf - SRPRS.18.175 Attachment 2 - Aerial Map.pdf - SRPRS.18.175 Attachment 3 - By-law 3-94 (payment in lieu).pdf
Final Approval Date:	Sep 11, 2018

This report and all of its attachments were approved and signed as outlined below:

Dan Terzievski - Sep 11, 2018 - 9:29 AM

Kelvin Kwan - Sep 11, 2018 - 10:19 AM

Neil Garbe - Sep 11, 2018 - 11:05 AM