ATTACHMENT 2

EXAMPLES   OF PAYMENT-IN-LIEU
SAMPLE CALCULATIONS

Scenario 1 – A restaurant that is currently 200 square metres in size is expanding to 400 square metres.   Existing parking supply is 15 parking stalls; requirement due to expansion is 25.   Land value is approximately $1,000 per square metre.   Applicant cannot provide the 10 additional stalls, and requests a 10 stall payment-in-lieu of parking.

Payment-in-Lieu under Existing Fee Schedules:

East York - $165,000
Etobicoke - $ 20,000
North York - $ 25,000
Scarborough - $175,000
Toronto - $155,000
York - $155,000

Proposed New Fee Schedule

Fee for Scenario 1 - $50,000

200 = Category 2 = $5K x 10 = $50,000.
Addition

Scenario 2 – A brand new office building (new construction) requires 30 parking stalls. Applicant can only provide 20 stalls in a two-level below grade garage.   Land value is approximately $1,000 per square metre.   Applicant cannot provide the 10 additional stalls, and requests a 10 stall payment-in-lieu of parking.

Assuming over 400 sqm = Category 3

Payment-in-Lieu under Existing Fee Schedules:

East York - $176,000
Etobicoke - $125,000
North York - $ 75,000
Scarborough - $250,000
Toronto - $118,750
York - $175,000

Proposed New Fee Schedule

Fee for Scenario 2 - $100,000

5000 + (5x1000 = 5000) = $10K x 10 = $100,000.