

SAHRA



South Armour Heights Residents' Association

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Planning, Growth Management Committee (pgmc@toronto.ca); U. Watkiss, City Clerk
(clerk@toronto.ca)

Consistency of Interpretation of PIL of Parking Formula

SAHRA is writing to ask that the City arrange for a review and clarification of the interpretation of the Payment-in-Lieu of Parking Policy formula for assessment of fees as it is not well-defined and/or is not being applied consistently across various applications. We feel the Formula to be used for Renovations is particularly not well defined in the 'Harmonization of the Fee Schedules for Payment-in-Lieu of Parking' document dated June 14, 2004 (attached).

The Payment-in-Lieu of Parking policy is currently under review. We would ask that clarification of the interpretation of the PIL of Parking Formula be added as an item within this review.

The South Armour Heights Residents' Association was involved with a PIL of Parking situation heard by the North York Community Council in Sept, 2017 for a Renovation to a commercial building on Avenue Road. We felt that the Payment-in-Lieu of Parking calculation was **NOT** applied correctly nor consistently compared to past assessments.

Review of past Payment-in-Lieu of Parking assessments on Avenue Road and on nearby commercial streets such as Bathurst, Yonge, Wilson and Sheppard (spreadsheet is attached) shows that the **number of parking spaces** used in the calculation was as defined in the By-law in effect at that time (whether 569-2013, 7625 or 438-86). **See the orange-highlighted items on the attached spreadsheet.**

The number of parking spaces was **NOT** reduced to **NET** parking spaces based on the number required for the 'Net Addition' as opposed to the Total required for the building, which is what was put forward for the Avenue Road application.

The PIL of Parking Formula should specify that the number of parking spaces used in the calculation is as defined by the By-law in effect at that time unless there are special factors to be considered, in which case the Reasons for the special definition should be specified in writing by Transportation Services.

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It should also be clarified that the 'estimated construction cost of a surface parking space' (which is currently defined as \$5,000) is a cost **per parking space**. In the recent Avenue Road scenario, the cost was set at \$5,000 for 3 parking spaces.

It is important for the City of Toronto that Payment-in-Lieu of Parking monies be assessed using a consistent formula interpretation across all New, Change of Use and Renovation applications.

We would appreciate being advised of the results of your review for clarifications to the interpretation of the Payment-in-Lieu of Parking formula.

Yours truly

Sheila Dunlop, Secretary

Email: Mayor John Tory, John Livey
Councillors Carmichael Greb, Jaye Robinson, Josh Matlow, Jon Burnside, Josh Colle
Diane DiMiaino (Building)
Geoff Lintern, Joe Nanos, Al Rezoski, Ben DiRaimo, Adam Pressick (Planning)
Geoff Kettel, Cathie MacDonald (FoNTRA)
Ron Johnson, Bob Williams, Jim Sadler, Gary Langdon (SAHRA)
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