



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

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Report Date: March 12, 2008
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VanRIMS No.: 13-5500-10
Meeting Date: April 15, 2008

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Application for Payment-in-Lieu of Parking at 53 West Hastings Street

RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$40,400 by Mark Kopinya of Salient Developments [Paris] Ltd. for the waiver of two parking spaces required by Section 4.1.2 of the Parking By-law; and
- B. THAT the Director of Legal Services be requested to bring forward a By-Law to amend Schedule A of the Parking By-Law pursuant to Section 4.12.5 to effect this waiver.

COUNCIL POLICY

Council approves offers of payment-in-lieu for the waiver of parking spaces required by the Parking By-Law. The funds are held in the Pay-in-Lieu of Parking Reserve until Council allocates them to supply the required parking spaces.

PURPOSE

The purpose of this report is to seek Council's approval in principle for the payment-in-lieu of up to two parking spaces at 53 West Hastings Street.

BACKGROUND

Under the Parking By-Law, developers are required to provide a specific amount of on-site parking. Payment-in-lieu was introduced in 1986 to give developers an option of last resort if they could not provide the parking required for their development. The payment-in-lieu option is only available for a building or a portion thereof, used for commercial or industrial purposes, (or any building classification if the site qualifies under heritage retention). It is also only available in portions of the Downtown District and the Central Waterfront District, or in the Historic areas, where the City either has provided or could reasonably provide parking in off-street parking facilities.

If payment-in-lieu is approved in principle by Council, the applicant must then pay a sum of money, currently set at a rate of \$20,200 per parking space waived. Once the funds are paid, the Director of Legal Services would then bring forward an amending By-law to the Parking By-law for Council approval. The funds paid by the applicant are held within the Parking Pay-in-Lieu Reserve until assigned to provide the spaces from a nearby civic parking facility. The payment-in-lieu rate is set at the net cost to provide and manage the parking spaces, and is augmented by revenues as the applicant must still pay for the use of these spaces. Applicants with approval for payment-in-lieu have first right of refusal to rent parking, up to the number of spaces waived.

DISCUSSION

An application, pursuant to Section 4.12 of the Parking By-law, has been received seeking Council's approval in principle to waive the number of parking spaces required by Section 4.1.2 of the By-law and to make payment-in-lieu. This report seeks Council authority to accept payment-in-lieu for two spaces, as currently required. The particulars of the application are as follows:

Address:	53 West Hastings Street
Applicant:	Mark Kopinya
Zoning:	DD (Sub Area C2)
DE Number:	411639
Type of Development:	Mixed Use - Residential & Commercial
Use:	Retail
Legal Description:	E 30' of Lot 11 & Remainder of Lot 11, Block 3, OGT Plan 168
Commercial Parking Required:	2
Commercial Parking Provided:	0
Number of spaces for Payment-in-lieu:	2
Recommended Amount/Space:	\$20,200
Total Payment-in-lieu:	\$40,400

A review of this application found that payment-in-lieu is appropriate for the proposed commercial uses given the site constraints and the lack of opportunity to provide parking by another means. Parking is available at City owned parking facilities near the site.

FINANCIAL IMPLICATIONS

The City will receive payment of \$40,400 for deposit into the Parking Site Reserve, account number 9300 320047.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of up to two required parking spaces at 53 West Hastings Street, through the payment of \$40,400 as outlined in this report.

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