



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 24, 2006
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RTS No.: 05889
VanRIMS No.: 13-5500-10
Meeting Date: May 16, 2006

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Application for Payment-in-Lieu of Parking at 271 Union Street.

RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$14,500 by Mr. Douglas R. Johnson for the waiver of 1 parking space 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 then held in a reserve account until parking spaces are identified and assigned by Council.

PURPOSE

The purpose of this report is to seek Council's approval in principle for the payment-in-lieu of 1 parking space at 271 Union 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 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 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 \$14,500 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 in trust within the Parking Pay-in-Lieu Reserve and are later assigned to 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. The particulars of the application are as follows:

Address:	271 Union Street
Applicant:	Mr. Douglas R. Johnson
Zoning:	HA-1A
Development Application:	DE 408455
Type of Development:	Construct 8-storey mixed-use building
Use:	Retail and Residential
Legal Description:	Lot 26, Block 20, District Lot 196, Plan 184
Parking Required:	10 (relaxed from 21 for rental agreement)
Parking Provided:	9
No. of Spaces for Payment-in-Lieu:	1
Recommended Amount/Space:	\$14,500
Total Payment-in-Lieu Amount:	\$14,500

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

FINANCIAL IMPLICATIONS

The City will receive payment of \$14,500 for deposit into the Parking Site Reserve, account number 9300 320047.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of 1 required parking space at 271 Union Street, through the payment of \$14,500 as outlined in this report.

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